

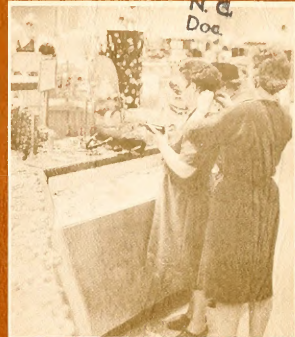
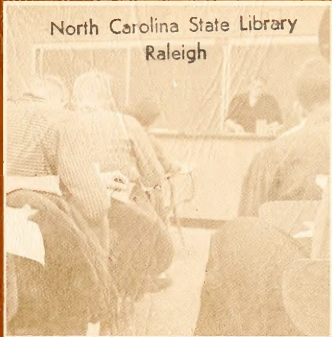


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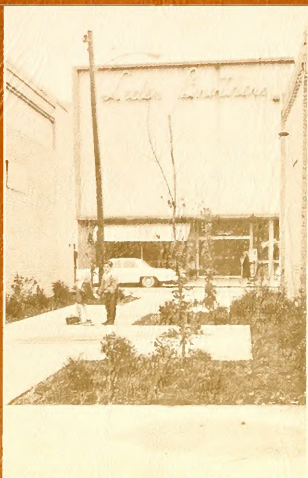


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NEIGHBORHOOD ANALYSIS

WHITEVILLE, NORTH CAROLINA





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NEIGHBORHOOD ANALYSIS

WHITEVILLE, NORTH CAROLINA

PREPARED FOR:

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W. D. Hines, Town Manager

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Robert Heath
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Acknowledgment:

Without the support of the following individuals and their staffs, the contents of this study would not be possible. We wish to express our appreciation to them for their help and cooperation in preparation of this report.

Town Departments and Agencies

City	City Manager - W. D. Hines
Police Department	Chief - Wade White
Fire Department	Chief - Kimble Best
Recreation Department	Chairman, Recreation Commission - John Krahnke
Public Works	Superintendent - W. M. Porter

Non-Town Departments and Agencies

Schools	Superintendent - C. W. Duggins
County Health Department	Director - Dr. J. R. Black
County Welfare Department	Director - Mrs. Alice Wright
Community College	Administrator - Dr. W. A. Land

We would also like to express our appreciation to each resident who cooperated so willingly in answering the questions of the survey.



RESIDENTIAL AREAS

PART I INTRODUCTION

PURPOSE AND SCOPE OF STUDY

The major purpose of this study is to analyze the extent, causes, and accompanying social conditions of blight within the Whiteville Planning Area. The most obvious blighting factors are closely related to marginal or substandard environmental and housing conditions; however, the most vital to the well-being of the community are social and economic conditions since they influence human productivity, values, and behavior.

Most people tend to identify themselves with their surroundings. Small clusters or blocks of residential housing provide a framework for informal visits among friends (especially children's play groups), club membership, school attendance, worship, and quick shopping trips to nearby business establishments. Poor surroundings tend to have a great deal of influence on peoples' actions and lives. For example, sidewalks that have considerable litter along them foster more litter and the best method of discouraging this is to keep them clean. In a like manner poorly maintained buildings and yards encourage the further deterioration of the neighborhood as adjacent property owners neglect their property. To reverse this trend is the best method of correcting the problem. The dispersion tendency is not restricted to the physical environment; it extends also to the social environment. The mores of existing social groups are sometimes accepted by new families moving into the neighborhood or adjacent to it. This is particularly true of children who want to be accepted by the group.

It is essential that one's surroundings then be a clean and wholesome place in which to live. The blighted areas do not include these characteristics. Bad housing conditions and unhealthy social conditions (disease, crime, etc.) are related to each other as blighted conditions tend to encourage irresponsible behavior. Pleasant neighborhood areas on the other hand offer a sense of pride, giving the residents a strong incentive for good citizenship. Slum areas are an economic detriment to the town. For example, these areas require heavy

public expenditures for police, fire, welfare, etc., yet their contribution to the tax revenue is proportionally low. The prevalence of blighted conditions also create a poor image for the town (in the minds of its citizens and in persons traveling through the town, such as the industrialist interested in bringing a new plant into town).

Uses of This Study

1. Provides the citizens, the governing body, and the planning board with a useful inventory of existing conditions.
2. The recommendations of the study if implemented can help control and eliminate blight in Whiteville and in the fringe area.
3. This study is a part of the town's Comprehensive Plan and is a requirement for the approval of the town's workable program, by the U. S. Department of Housing and Urban Development. (It is necessary that Whiteville meet the requirements of the workable program in order to qualify for additional public housing, etc.)

CAUSES OF BLIGHT

There are a number of causes of blight, all interrelated. Some of the most pronounced causes of blight are:

1. Poor Lot Platting Practice

Many residential areas are blighted because of poor lot platting and of poor subdivision layout. Traffic circulation is poor and drainage is inadequate, lots are platted too small, and streets are too narrow. These are conditions individual property owners can do little to correct. Through the adoption of a subdivision ordinance, the town could prevent further development of this type.

2. Absence of Codes

Poor initial construction of housing (especially true for older housing) due to the absence or the lack of enforcement of the building, plumbing, and electrical codes which require minimum

adequate standards of construction.

3. Absence of Zoning Ordinance

The absence of a zoning ordinance prior to 1951 has resulted in residential development in low areas subject to flooding and a scattering of commercial and industrial uses in predominately residential areas. Because of the occurrence of the latter, property owners have neglected their property hoping to sell it for a commercial or industrial use. New commercial and industrial uses, however, have not been able to absorb the large amount of available land.

4. Mixed Land Use

The scattering of stores, tobacco warehouses, and service establishments (beauty parlors, etc.) in residential areas has had an adverse effect on adjacent residential property values and the maintenance of the property.

5. Low Income

The income level of many Whiteville families is extremely low. Unable to afford adequate housing, people in lower income groups are forced to live in slum housing.

6. Doubling Up

As a result of low income level, some families double up (several families live in the same house). Crowding conditions create a lack of indoor and outdoor privacy and a breakdown of social and moral conditions.

7. Obsolete Buildings

With changes in living and shopping habits, many business structures have become obsolete. Stores which were adequate in the past no longer have sufficient space for economical operations. Advances in heating and air-conditioning equipment have affected many of the older buildings; exposed wires and heating conduits add to the interior clutter of the buildings. Housing with plumbing which was considered adequate in the 1930's does not now meet today's higher standards of living.

8. Heavy Traffic Flow

Residential areas which abut heavily traveled roads sometimes become blighted because of the adjacent noise and the safety hazard. The use of deeper building setbacks, foliage screens, and the backing of lots on thoroughfares is recommended to minimize the conflict.

9. Inadequate Utilities

Some residential areas surrounding Whiteville are affected by the lack of public sewer and water facilities. Without adequate utilities a health hazard is created. Annexation of these areas to the town may be the only feasible method of providing public sewer and water facilities.

10. Inadequate Recreation Facilities

Persons living in the urban developed area are in need of adequate recreation facilities. Once an area is divided into small urban lots it becomes especially necessary to provide recreation facilities.

11. Rental Properties

Land owners are often negligent in maintaining rental properties, or they are unaware of the deterioration of their property. On the other hand, tenants often fail to take an interest in rental properties, adding to their rapid deterioration. Adjacent dilapidated and deteriorating houses often add to the lack of pride by both the tenant and the landlord. Due to this blight, the landlord cannot obtain adequate rent nor can he interest responsible tenants to live in housing located in blighted areas.

12. Social and Economic Factors

There are many additional factors that cause blight. Among these are broken homes (homes with no fathers present), lack of education or skill, and the handicapped or disabled (victims of disease, birth defects, or accidents). People affected by these factors are often deprived of the opportunity of an adequate wage and cannot afford adequate housing.

13. Lack of Interest

Persons living in a poor environment after a number of years, develop a sense of belonging and become accustomed to their surroundings. Located at the bottom of the social heap, they no longer feel that they can climb out. They resign themselves to existing conditions with no hope for the future.

Citizens living outside the blighted areas, on the other hand, become too busy to become concerned with slum conditions.

14. In years past, job discrimination against certain groups, because of race, etc., has resulted in their not being able to obtain sufficient incomes to live in adequate housing.

NEW DEVELOPMENT

The New Development Map graphically indicates areas where concentrations of new structures have been built in and adjacent to Whiteville during the past twenty-one years. Well over half the housing in Whiteville has been built during this period. (The 1960 Census of Housing revealed 66% of all housing in Whiteville was built since 1940 or 1945; as there was very little building activity prior to the end of the Second World War in 1945.)

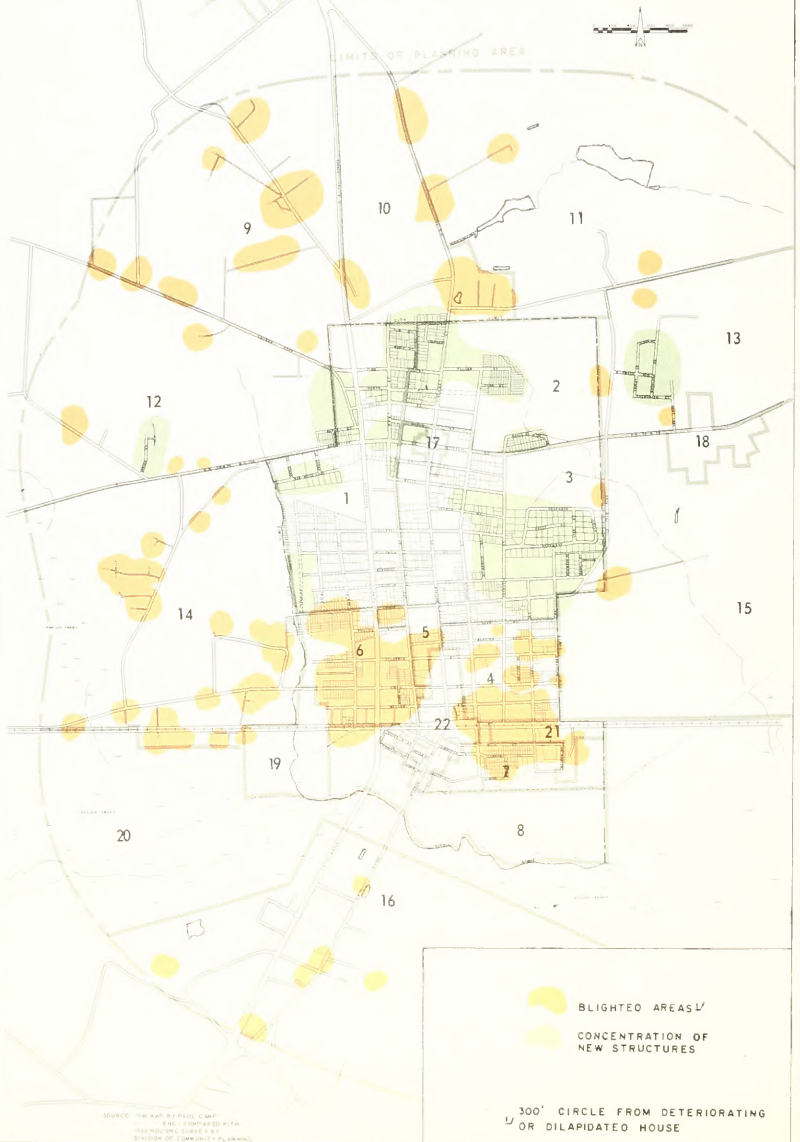
Most of the new growth which took place within the corporate limits was located in the two northern quadrants of the town. The two major concentrations are Area A (Edgewood Elementary School Area) and Area B (north of the Columbus County Courthouse).

To the east of the Courthouse are two subdivisions: Area C (north of Columbus County Hospital) and Area D (north of the Blue Jean Plant and east of Old Tram Road - in the fringe area). West of the Courthouse on U. S. 74 and 76 (to Chadborn) are four concentrations of new housing: E - West Washington Street; F - Smyra Road; G - Bob White Lane; and H - Spruce Street - in the fringe area. West of Maxwell Street is the public housing project that includes fifty new housing units.

New development is locating away from the blighted areas. Blight has created a barrier to growth to the north, southwest, and southeast of the town. (See New Development Map.) Major concentrations of deteriorating and dilapidated housing in Neighborhoods 4, 6, 7, and 14 have substantially prevented new subdivisions or housing from locating to the southeast or southwest of Whiteville. A similar situation exists in Neighborhoods 9 and 10 to the immediate north or northwest. An exception to this is new development located further to the north in the vicinity of the country club which jumped the blighted area adjacent to the city.

WHITEVILLE, N.C.

NEW DEVELOPMENT





SCHOOL AREAS



SCHOOL AREAS

PART II NEIGHBORHOODS

DELINEATION OF NEIGHBORHOODS

Neighborhood Definition -

A neighborhood is defined as a homogeneous area with respect to certain physical, economic, and social aspects; (lines are drawn whenever physical or social movements between residential areas are blocked because of a highway; major street; railroad; swamp; and/or difference in land use, income, race, or value of residential structures). As a result of physical barriers, the number of visits between friends are fewer. Differences in family income results in fewer common interests (persons in the lower income levels are excluded from certain activities as a result of insufficient income).

Neighborhood residences usually share common services, social activities, and facilities required in the vicinity of the dwelling; (education, recreation, social, cultural, utilities, water supply, light and fuel supply, storm drainage, sewage disposal, waste disposal, fire protection, police service and circulation - walks and streets).

One of the major goals in the neighborhood concept is to provide in and adjacent to each neighborhood adequate community facilities and services required for the shelter, health and convenience of the residents of the neighborhood.

For most families, the home is the biggest investment of their lifetime, so it is important that they make it a good place to live, if only to protect that investment. While there is no magic formula for this, any plan should include regular maintenance and replacement of things that wear out or become run down. In addition to their home, people have an investment in their neighborhood. Things that go on around the home also affect the value of their property.

What makes a good neighborhood? The list is endless, but some of the following are important factors:

1. Adequate housing.
2. Adequate schools.
3. Shade trees.
4. Streets free of traffic and parked cars.
5. Streets free of dust and mud.
6. Street lights.
7. Churches.
8. Recreational facilities.
9. Convenient to shops and work.
10. Lawns and landscaping of individual sites.
11. Repair and maintenance of walks and drives in the neighborhood.
12. Yard free of litter and debris.
13. Receptacles for collection of rubbish and garbage neat and orderly.
14. Repair and maintenance of fences and out-buildings.
15. Alertness to situations which are in violation of the zoning ordinance and of town codes.

Whiteville and the one-mile fringe area was divided into twenty-two neighborhoods with Neighborhoods one through sixteen residential, and seventeen through twenty-two commercial or industrial. Residential neighborhoods within the corporate limits include Neighborhoods one through eight. Located in the fringe area are Neighborhoods nine through sixteen. (See Neighborhoods Map.)

The fringe area was included in the analysis because it is a part of the Whiteville urban area and the town will inherit some of the blighting problems when annexation occurs. The town cannot enforce the building, plumbing, and electrical code in this unincorporated area, but it can and is exercising land use control with the zoning ordinance. It may be necessary to annex some of the fringe area later if for no other reason than to eradicate some of the major blighting factors.

In order to graphically relate blight information to a smaller, more meaningful area, small areas were assembled into units called blocks. Blight factors when possible were platted in precise block areas rather than by neighborhood units. (See Enumeration Districts and Blocks Map, in the Appendix.)

Housing Definition -

A residential structure (one house can include several dwelling units).

Dwelling Unit Definition -

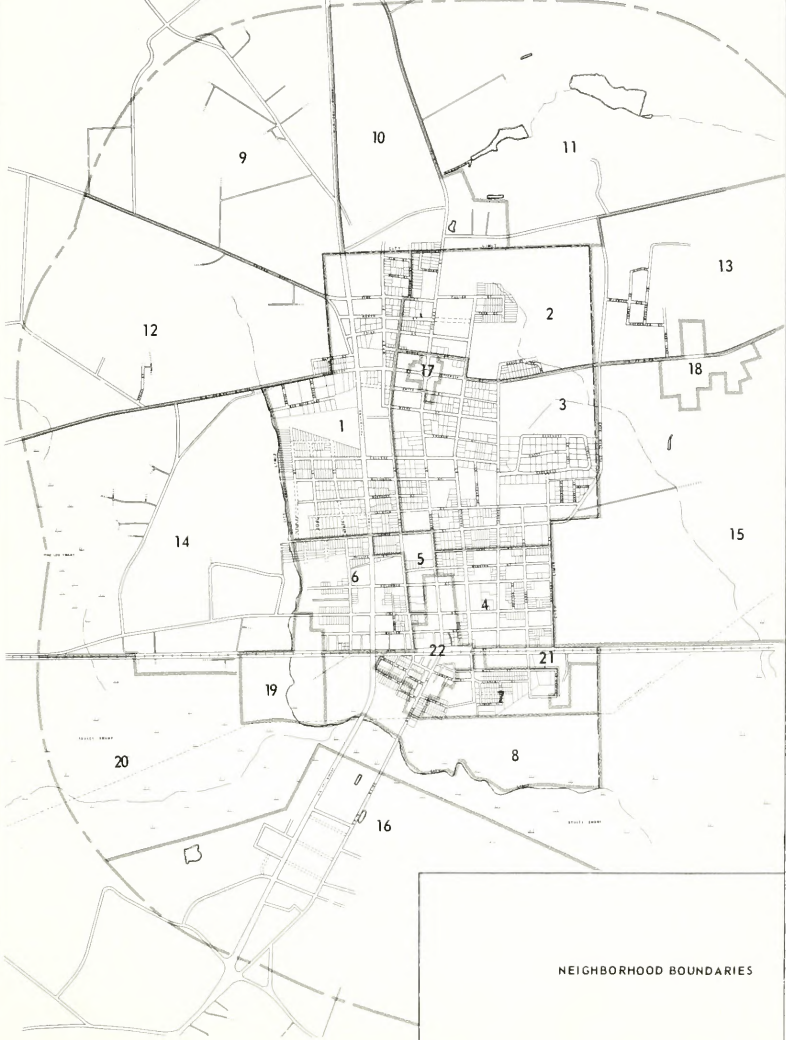
A house, an apartment, or other group of rooms or a single room with separate kitchen or cooking equipment.

WHITEVILLE, N.C.

NEIGHBORHOODS



LIMITS OF PLANNING AREA



NEIGHBORHOOD BOUNDARIES

NEIGHBORHOOD POPULATION DISTRIBUTION

The 1966 housing survey by the Division of Community Planning revealed that most of the estimated 4,700 Whiteville town population is located in Neighborhoods 3, 1, 6, and 4. The least populated neighborhoods in town are 8, 5, 7, and 2.

The estimated 1,800 fringe area population is located for the most part in Neighborhoods 16 and 14 with Neighborhoods 15, 11, 9, 10, 13, and 12 including the least number of people. (See Table 1, Page 11; Appendix B, Table 1; and age breakdown of Neighborhood Population Map which follows page 32.)

TABLE 1

DISTRIBUTION OF POPULATION
AND D.U.'S BY NEIGHBORHOODS

Neighborhoods	No. D.U.'s	No. Occupied D.U.'s	Population	
			No. Persons	% of Total
Town	1	287	984	15.2
	2	108	360	5.5
	3	476	1589	24.5
	4	199	664	10.3
	5	50	160	2.5
	6	221	744	11.4
	7	57	191	2.9
	8	<u>10</u>	<u>34</u>	<u>.5</u>
Subtotal	1408	1354	4726	72.8
Fringe Area	9	56	187	2.8
	10	62	207	3.2
	11	22	74	1.1
	12	73	243	3.7
	13	62	207	3.2
	14	104	348	5.4
	15	15	50	.8
	16	<u>137</u>	<u>457</u>	<u>7.0</u>
Subtotal	<u>531</u>	<u>508</u>	<u>1773</u>	<u>27.2</u>
Total	1939	1862	6499	100.0

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

Source: 1966 Division of Community Planning Survey count of dwelling units times a dwelling unit factor of 3.49 (average number of persons per dwelling unit found in 1966 Whiteville Census of Population).

See Appendix A for survey methodology.

NON-WHITE POPULATION DISTRIBUTION BY BLOCK

About 26.5% of Whiteville's population is non-white.^{1/} Almost all of the non-white town population is located in Neighborhoods 6 and 7. In the fringe area, the non-white population is located almost wholly in Neighborhoods 9, 10, and 14. The above neighborhoods are the most blighted - both within the town and in the fringe area. (See Non-White Housing by Block Map.)

Blight is often associated with the low income population. As a result of a lack of education, lack of employment opportunities, and other factors, the non-white citizens include the majority of the low income population. This group is not able, therefore, to obtain the essentials for good living (adequate housing, good diet, etc.).

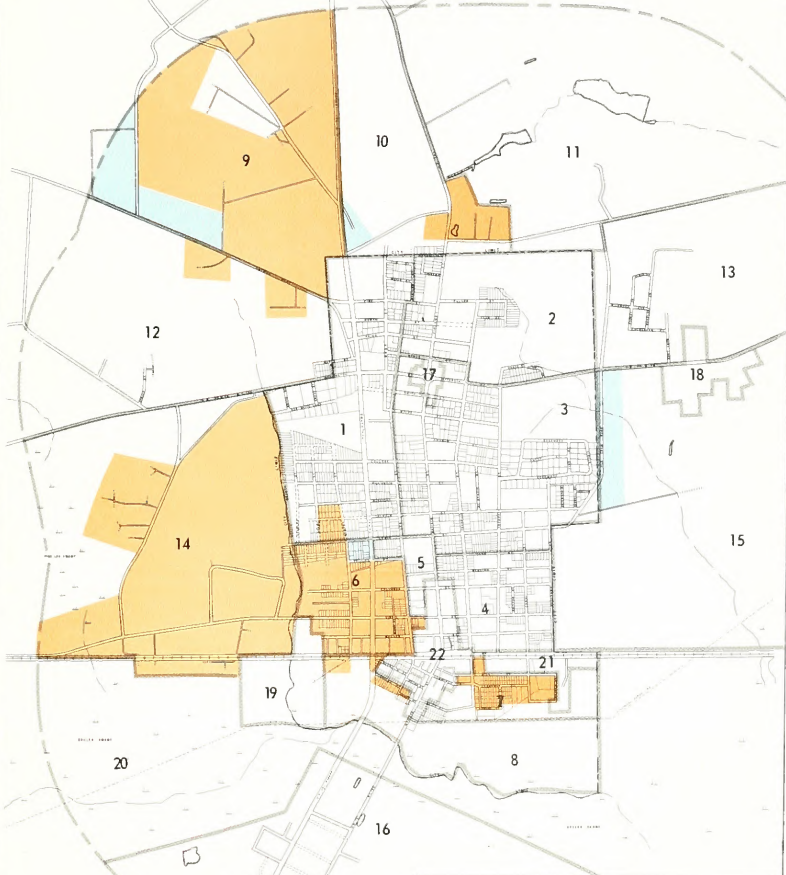
^{1/} 1960 U. S. Census of Population.

WHITEVILLE, N.C.

NON WHITE HOUSING BY BLOCK



LIMITS OF PLANNING AREA

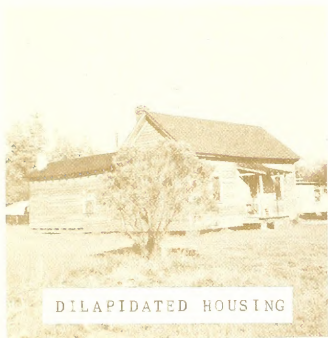


% OF TOTAL

25 - 54%
55 - 100%



DILAPIDATED HOUSING



DILAPIDATED HOUSING



DILAPIDATED HOUSING

PART III HOUSING CONDITIONS

SURVEY OF HOUSING CONDITIONS

The physical condition of housing is one of the most important indications of blight. The Condition of Housing Map shows the findings of a windshield housing survey and an interior 20% sample housing survey made in June, 1966, by the Division of Community Planning. Every residence within the town and the planning area was classified into one of the three following groups:

1. Sound Housing is that which has no defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint, slight damage to porch or steps, and small cracks in walls.
2. Deteriorating Housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are holes, open cracks, loose or missing material over a small area of wall, foundation, floor or roof or badly-damaged steps or porch.
3. Dilapidated Housing does not provide safe and adequate shelter; in its present condition it endangers the health, safety, or well-being of the occupants. Such housing represents inadequate original construction or has one or more critical defects; or a combination of minor defects so critical or wide-spread that the structure should be extensively repaired, rebuilt or torn down. Examples of defects are holes, open cracks, loose or missing materials over a large area of the foundation, walls, or roof, and extensive damage by storm, fire or flood; sagging roof or foundations. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, they should be demolished.

Within the corporate limits of Whiteville most of the housing in a deteriorated or dilapidated condition is located in

Neighborhoods 6 and 7 (162 units), a large percentage of the housing found in Neighborhoods 5 and 8 are also either deteriorated or dilapidated, although the number of units is small (15).

Outside the corporate limits a majority of the deteriorated or dilapidated housing is found in Neighborhoods 9, 10, and 14 (103 units). A high percentage of units found in Neighborhood 11 are also deteriorated or dilapidated. (See Condition of Housing by Block Map and Table 2, Page 15.)

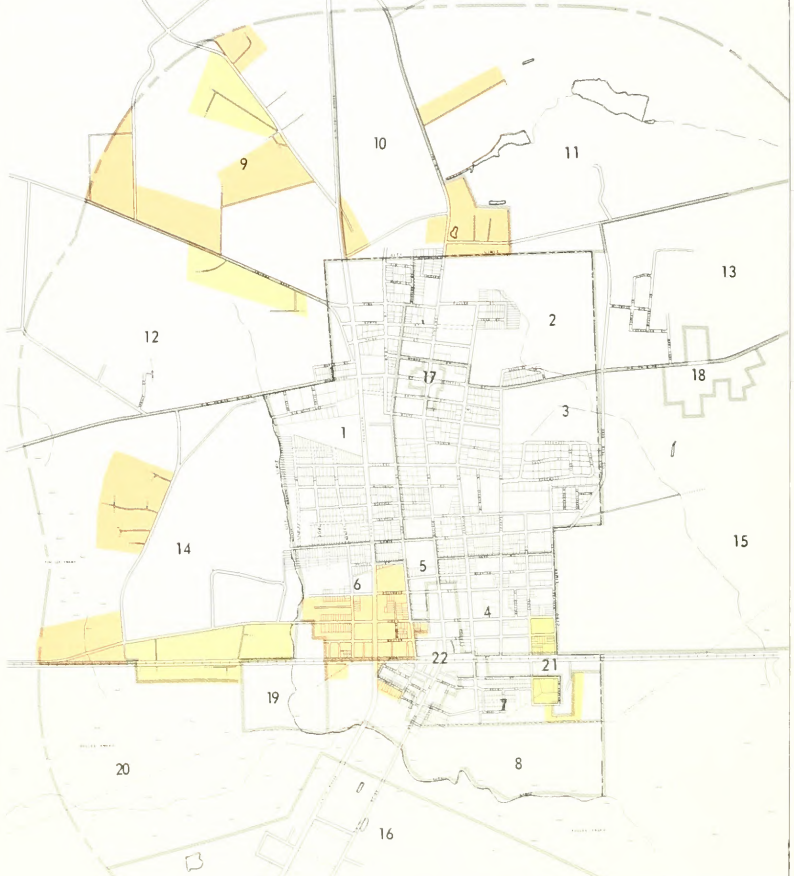
Good housing is a basic need for each human being. Good housing must include the following: protection from the elements (including heating and cooling), sufficient space, and adequate light.

WHITEVILLE, N.C.

CONDITION OF HOUSING BY BLOCK



LIMITS OF PLANNING AREA





-  50% OR MORE OF TOTAL D. U.'S DILAPIDATED
-  50% MORE OF TOTAL D. U.'S DETERIORATED OR DILAPIDATED

TABLE 2
CONDITION OF HOUSING UNITS BY NEIGHBORHOOD

Neighborhood	D.U.'s	Det.	Dil.	Total	% of Total	% of Total	
		D.U.'s	D.U.'s		N.H. D.U.'s	N.H. D.U.'s	
					Det.	Dil.	
Town	1	287	6	1	7	2.0	.4
	2	108	2	1	3	1.9	.9
	3	476	12	4	16	2.5	.8
	4	199	16	6	22	8.0	3.0
	5	50	6	5	11	12.0	10.0
	6	221	62	51	113	28.1	23.1
	7	57	24	25	49	42.1	43.9
	8	10	2	2	4	20.0	20.0
Subtotal	1408	130	95	225	9.2	6.7	
Fringe Area	9	56	10	18	28	17.9	32.1
	10	62	19	9	28	30.6	14.5
	11	22	5	3	8	27.7	13.6
	12	73	5	8	13	6.8	11.0
	13	62	-	4	4	--	6.5
	14	104	18	29	47	17.3	27.9
	15	15	1	-	1	6.7	--
	16	137	4	4	8	2.9	2.9
Subtotal	531	62	75	137	11.7	4.1	
Total	1939	192	170	362	9.8	8.7	

D.U.'s - Dwelling Units
N.H. - Neighborhood
Det. - Deteriorating
Dil. - Dilapidated

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

Source: Windshield survey by Division of Community Planning, June, 1966.



LOW FAMILY INCOME AREAS

PART IV ECONOMIC CONDITIONS

The major cause of most blight can be traced to a low or inadequate family income. Normally, a family income of under \$3,000 would be inadequate to obtain standard housing in Whiteville. A greater number of renter occupied dwelling units accompanies a low family income. Dwellings in Whiteville which rent for a gross rent of \$60 or less include defects in most cases. Owner occupied dwellings in Whiteville, valued at under \$5,000 are generally defective also.

Economic factors which contribute to blight in Whiteville will be discussed in this study in terms of the following:

- Family Income
- Renter Occupied Housing
- Average Monthly Rent
- Value of Owner Occupied Dwelling Units

FAMILY INCOME

A family income of \$3,000 or less annually is generally considered a subsistence level.^{1/} The majority of families in Whiteville in this income group live in Neighborhoods 6 and 7. A large percentage of the total families living in Neighborhoods 5 and 8 also are included within this income group.

Outside the town in the fringe area, Neighborhoods 9, 10, and 14 include most of the low income families. (See 1965 Family Income by Block Map.)

It is not surprising that the above neighborhoods mentioned as the low income areas also contain almost all of the deteriorated and dilapidated housing located within the planning area.

Families with an annual income of \$3,000 or less have difficulty in obtaining adequate housing. Assuming a family spends approximately 20% of their income for housing, this would indicate housing expenses of approximately \$50 a month or less

^{1/} Council of Economic Advisors to the President of the United States considers families with a gross income of \$3,000 or less in the poverty category.

(utilities - electricity, heat, water, and gas in most cases run from \$20 to \$25 per month and contract rent or house payments, \$25 to \$30). The contract rent of a large number of houses in low income areas is \$7.50 per week or \$30 per month. Rents this low probably would attract a house investment of \$2,500 - \$3,000 or less, not including the price of the lot. At this price, only inadequate or abandoned obsolete housing is available. The most logical solution to provide sound housing for persons in this income group is to provide public housing or initiate programs to increase their family income.

TABLE 3
FAMILIES WITH 1965 ANNUAL FAMILY INCOME
OF LESS THAN \$3,000

<u>Neighborhood</u>	<u>% of Total Neighborhood Families</u>
Town	
1	14
2	4
3	13
4	13
5	50
6	50
7	67
8	100
Fringe Area	
9	89
10	43
11	11
12	12
13	
14	54
15	
16	7

 50% or over

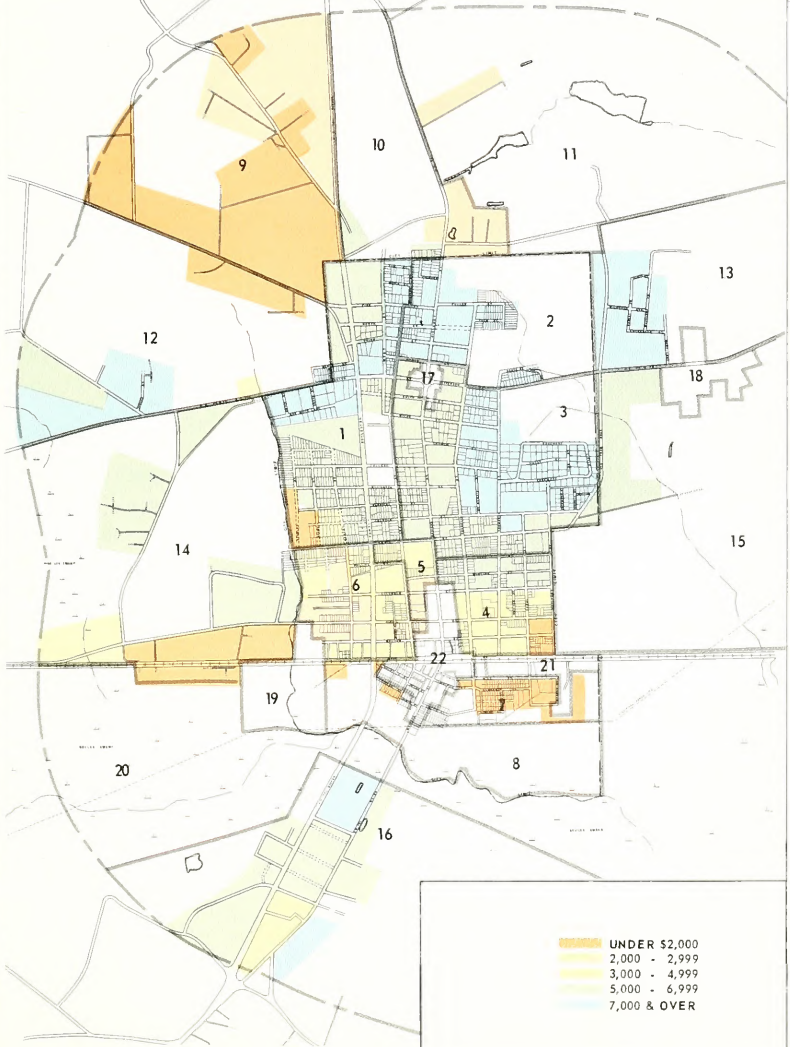
Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.
Source: Sample Housing Survey by Division of Community Planning, 1966.

WHITEVILLE, N.C.

1965
FAMILY INCOME
BY BLOCK



LIMITS OF PLANNING AREA



RENTER OCCUPIED HOUSING

There are a number of multiple family houses, garage apartments, and small single family houses located in the older sections of Whiteville. In addition, there is the 50 unit public housing project located on Maxwell Street. All of the above housing units are for the most part well-maintained.

There are several concentrations of private low rent housing located in Neighborhood 7 and in Neighborhood 6 that do not meet desirable minimum standards of construction or maintenance. The poor character of this housing is partially due to the inadequate incomes of people living in them.

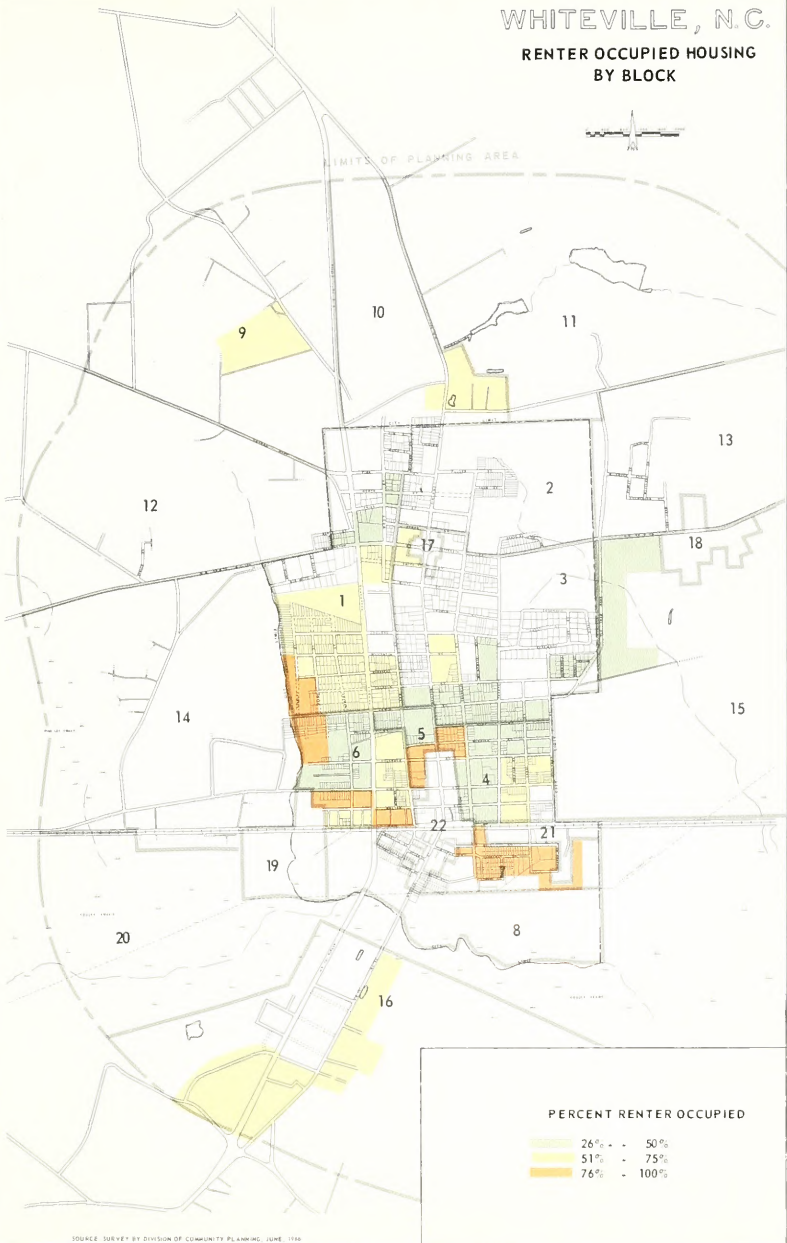
Rental housing generally is not as well-maintained as owner occupied housing - renters lack the will and the equipment to maintain housing in many cases. As a result, a greater percentage of renter occupied housing generally is deteriorated or dilapidated.

In 1960 there were 654 renter occupied dwellings in Whiteville (49.2% of all occupied dwellings in Whiteville compares with 44.9% renter occupied for the urban North Carolina average). Increasing home ownership should be one of the goals for improving housing conditions in Whiteville.

WHITEVILLE, N.C.

RENTER OCCUPIED HOUSING BY BLOCK

LIMITS OF PLANNING AREA



PERCENT RENTER OCCUPIED



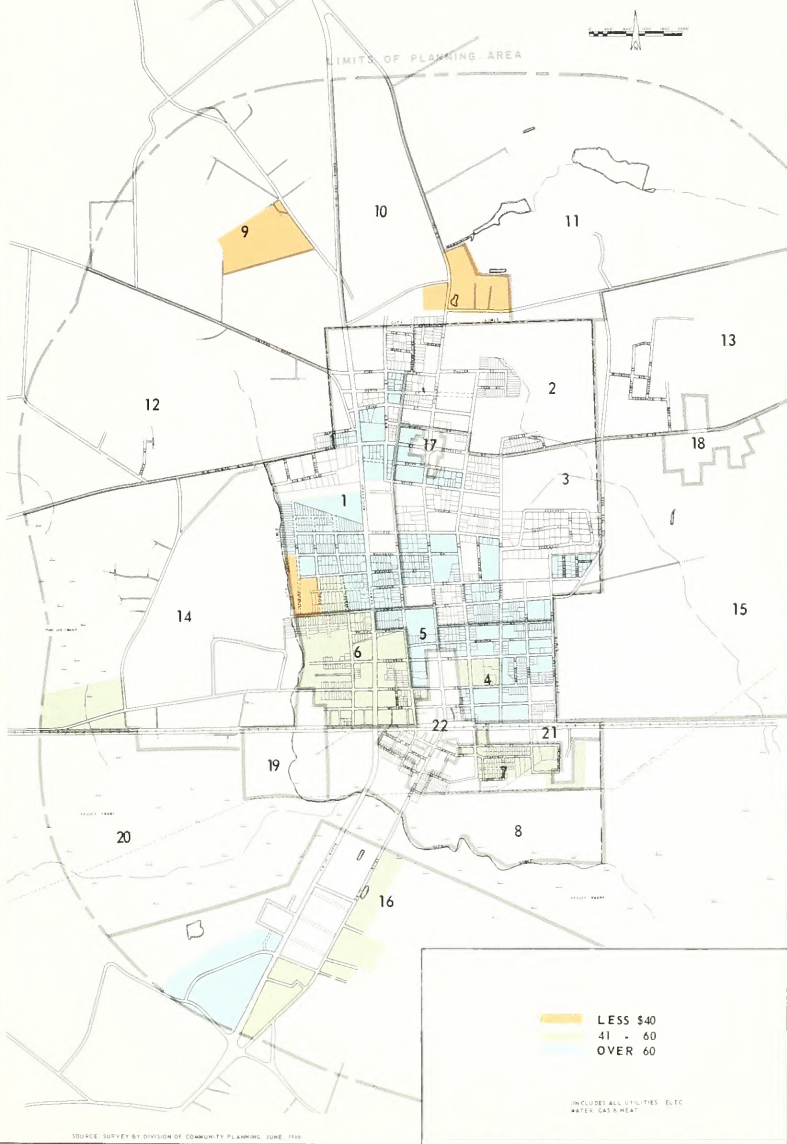
AVERAGE MONTHLY RENT

The average monthly rent by Block Map indicates the average gross rent paid in various sections of the community. Gross rent includes contract rent and all utilities (water, heat, wood, coal, oil, gas, electricity, etc.). A uniform rent reporting system was needed for comparison purposes since some rents included also the water, electricity, heat bill, etc.

Housing renting for \$60 or under per month is probably substandard. Most of the housing in Whiteville which rents for \$60 per month or less is located in Neighborhoods 6 and 7. These are also the neighborhoods which were discussed as the most blighted. In many of the dwelling units contract rent averages \$30, when including utilities, a gross rent of \$50 to \$60 per month.

WHITEVILLE, N.C.

AVE. MONTHLY RENT BY BLOCK



VALUE OF OWNER OCCUPIED HOUSING

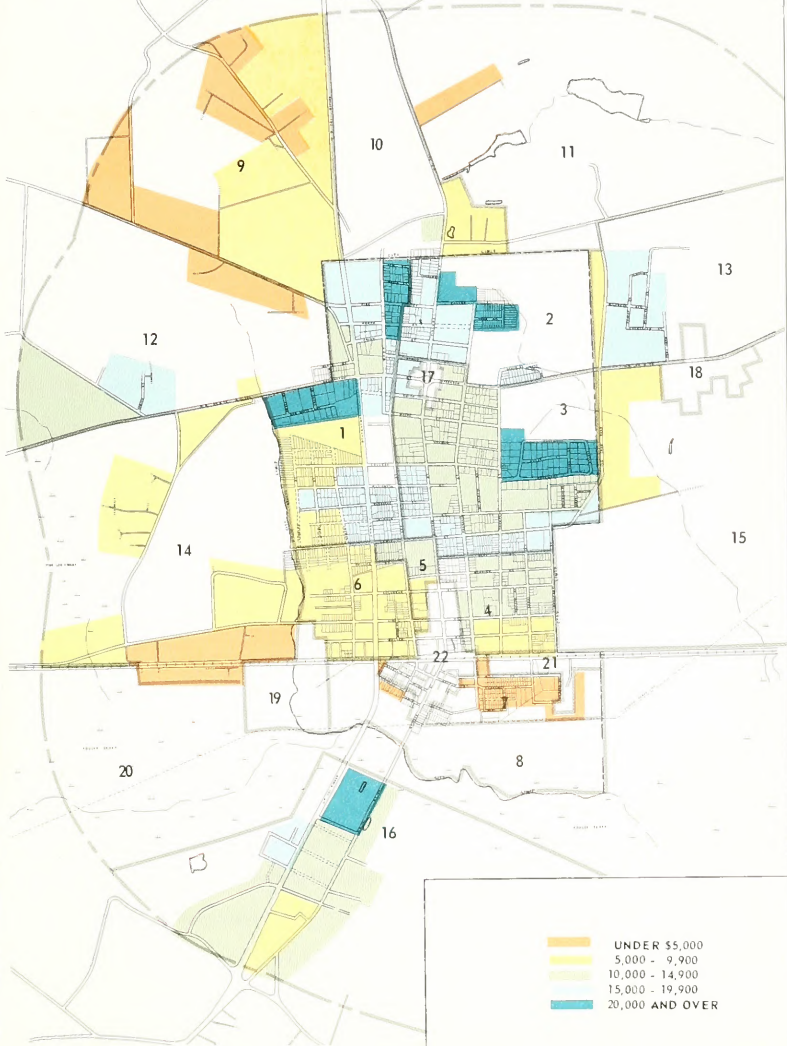
The value of property is directly related to the general condition of the neighborhood in which it is located. The presence of a large number of substandard houses will devalue sound residential structures simply because they influence surrounding property values. This reflects peoples' resistance to living adjacent to dilapidated housing.

Probably the majority of residents (house with lot) valued at less than \$5,000 indicates either substandard construction or a very poor neighborhood. Practically all of the housing in Neighborhood 7 is in this category, although very little of it is owner occupied. In the fringe area in Neighborhoods 9 and 14, a large part of the housing is also valued at under \$5,000.

WHITEVILLE, N.C.

VALUE OF OWNER OCCUPIED HOUSING BY BLOCK

LIMITS OF PLANNING AREA



	UNDER \$5,000
	\$5,000 - 9,900
	\$10,000 - 14,900
	\$15,000 - 19,900
	20,000 AND OVER



MIXED LAND USE

PART V ENVIRONMENTAL CONDITIONS

Residential areas should be free of environmental health hazards (factors that contribute to a higher disease and accident rate). Plumbing deficiencies, over-crowding within dwellings, and small lots all contribute to a greater disease rate. Mixed land use and heavy traffic volumes add noise and vibration to a neighborhood. Narrow and unpaved streets add an additional hazard for both the pedestrian and the motorist. One measuring rod of the number of hazards is given in the number of major fires, vehicle accidents, and pedestrian accidents. Environmental blight factors will be discussed in terms of these factors:

- Plumbing Deficiencies
- Over-Crowding Within Dwellings
- Small Lots
- Mixed Land Use
- Major Fires
- Heavy Traffic Volumes
- Narrow and Unpaved Streets
- Vehicular Accidents
- Pedestrian Accidents

PLUMBING DEFICIENCIES^{1/}

Most Whiteville residents feel that indoor plumbing with bathtub is a necessity of life. It is, however, a necessity denied to many persons. This means that many citizens are forced to share a bathroom with other dwelling units or do without. The lack of privacy and the health problems presented by a lack of adequate plumbing is an important contribution to blight.

Most of the housing without adequate plumbing is located in Neighborhoods 6 and 7. In the fringe area, the lack of plumbing is a major problem in Neighborhoods 9, 10, and 14. (See Housing With Inadequate Plumbing by Block Map and Table 4.)

^{1/} Dwelling units lacking hot running water, flush toilet, bathtub or shower and indoor plumbing.

TABLE 4

PERCENT OF D.U.'S WITH INADEQUATE PLUMBING

<u>Neighborhood</u>		<u>% of Neighborhood D.U.'s</u>
Town	1	10.5
	2	--
	3	1.1
	4	4.7
	5	--
	6	36.4
	7	71.4
	8	100.0
Fringe Area	9	55.6
	10	42.9
	11	33.3
	12	11.8
	13	6.7
	14	41.7
	15	--
	16	3.7

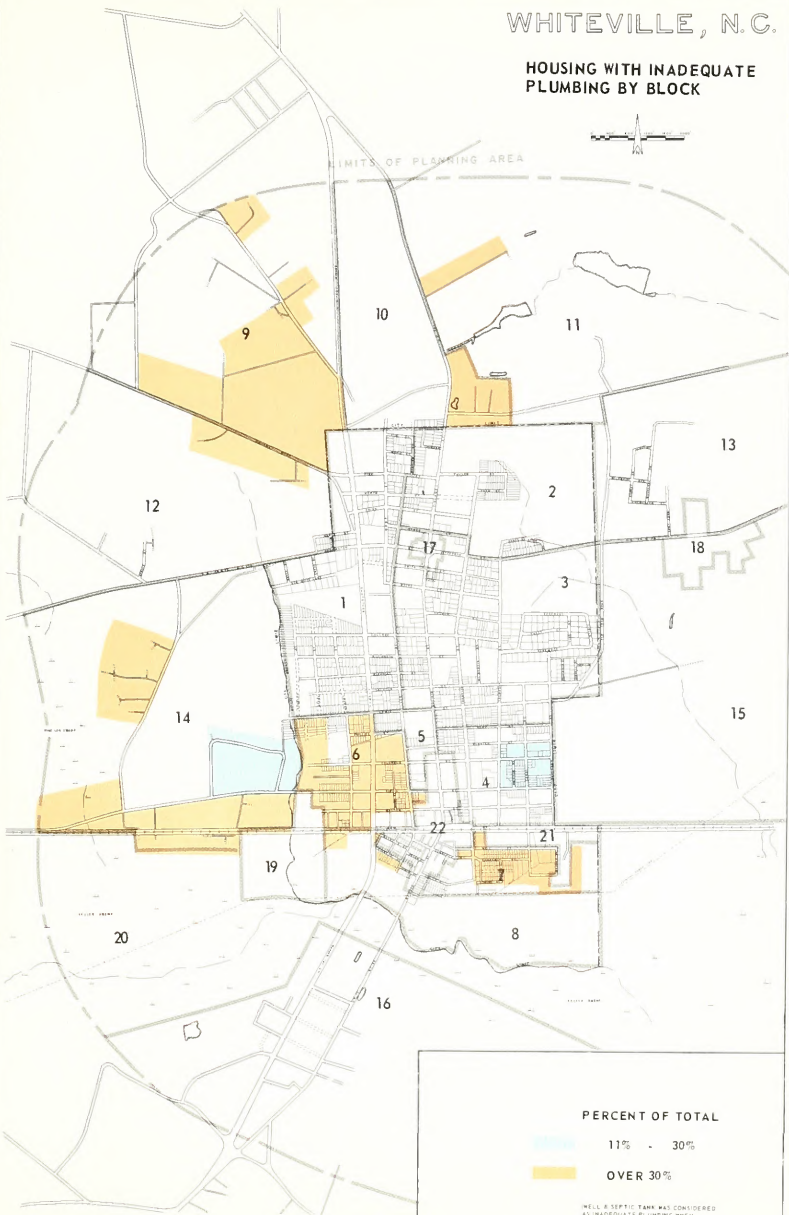
Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

Source: Housing Survey by Division of Community Planning, 1966.

WHITEVILLE, N.C.

HOUSING WITH INADEQUATE PLUMBING BY BLOCK

LIMITS OF PLANNING AREA



PERCENT OF TOTAL

- 11% - 30%
- OVER 30%

WELL & SEPTIC TANK WAS CONSIDERED AS INADEQUATE PLUMBING WHEN LOCATED WITHIN CORP. LIMITS.

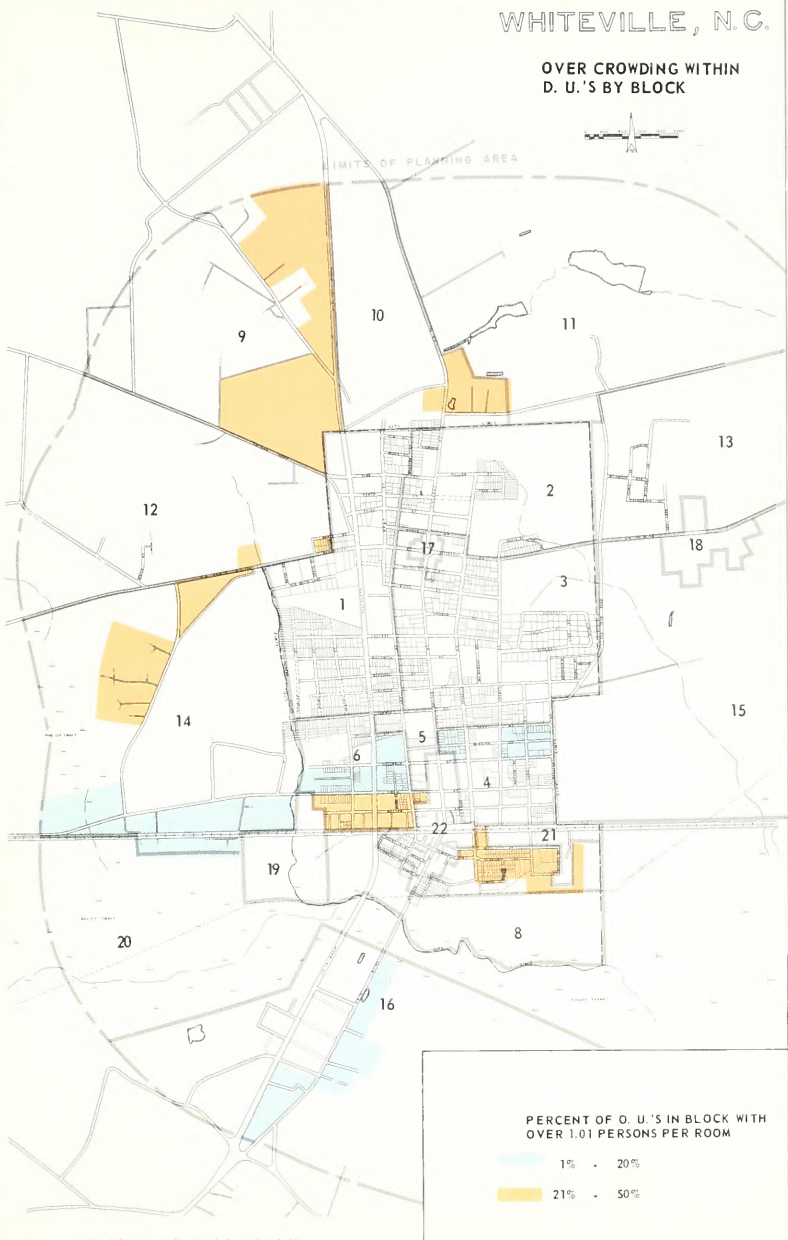
OVER-CROWDING WITHIN DWELLING UNITS

Over-crowding within dwelling units is another blight producing factor. More than one person per habitable room (bedroom, living room, den, kitchen, etc.) is considered over-crowding. Over-crowding results in a loss of privacy and creates frustrations and irritation among family members. Infectious diseases are often associated with over-crowding.

Most of the over-crowding in Whiteville is found in Neighborhood Areas 6 and 7 and in the fringe area in Neighborhoods 9 and 14. Over-crowding is generally due to large families or families doubling up. (See Over-Crowding Within Dwellings by Block Map.)

WHITEVILLE, N.C.

OVER CROWDING WITHIN D. U.'S BY BLOCK



INADEQUATE SIZE LOTS^{1/}

Lots too small contribute to a number of hazards: side yards too narrow to provide access to the rear of the lot for fire engines, no play space for children, etc.

The majority of inadequate sized lots are found in Neighborhoods 6 and 7. (See Inadequate Sized Lots Map.)

^{1/} The minimum lot size recommended by the American Public Health Association Committee on the Hygiene of Housing Areas follows:

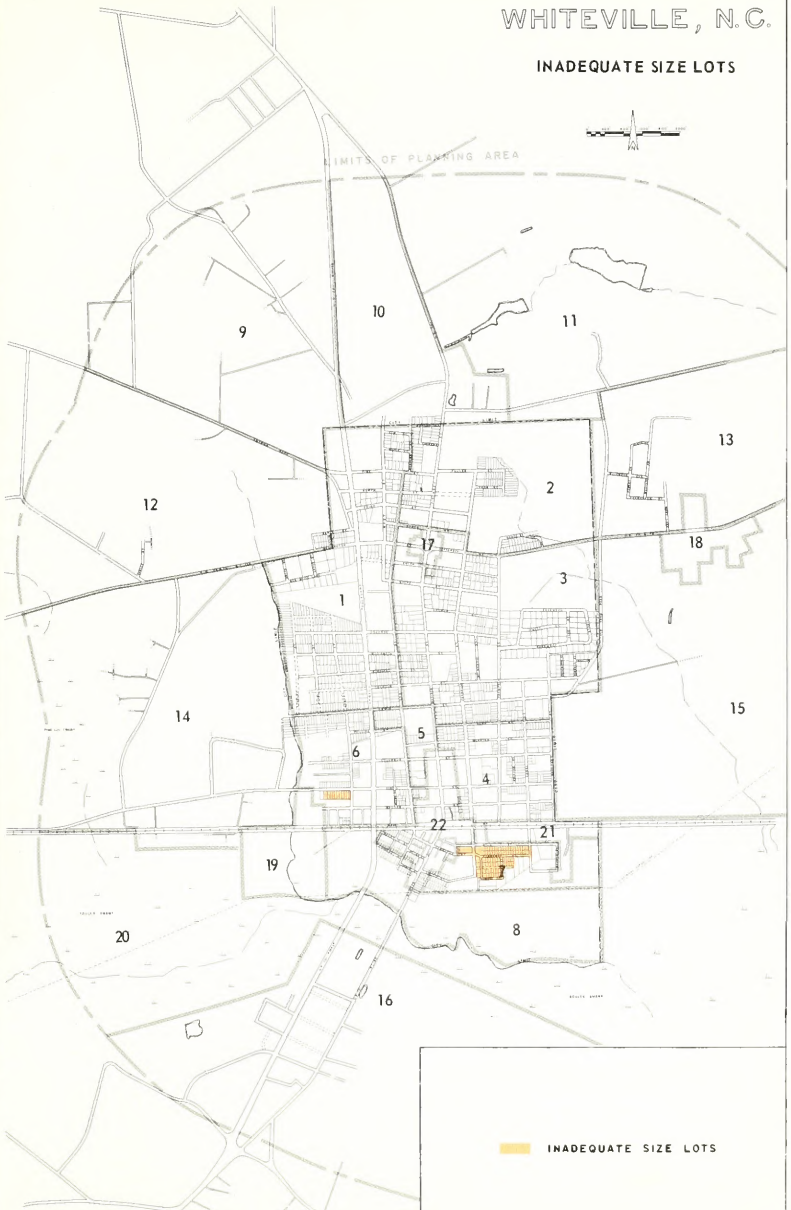
	<u>Area per family</u> (sq. ft.)
One Family -	6,000
Two Family -	4,000

WHITEVILLE, N.C.

INADEQUATE SIZE LOTS



LIMITS OF PLANNING AREA



MIXED LAND USE

The Mixed Land Use Map indicates predominately residential blocks with non-conforming commercial and industrial uses. Not all of the blocks indicated to include mixed land use are blighted. In some instances, the commercial or industrial use may not have a blighting effect. This is generally the exception rather than the rule, however. Noise, air, pollution, and traffic usually accompany the mixed land use, having a blighting effect on the adjacent residents.

In the corporate limit, Neighborhoods 4 and 6 include most of the mixed land use (non-conforming grocery stores or tobacco warehouses are the most frequent offenders).

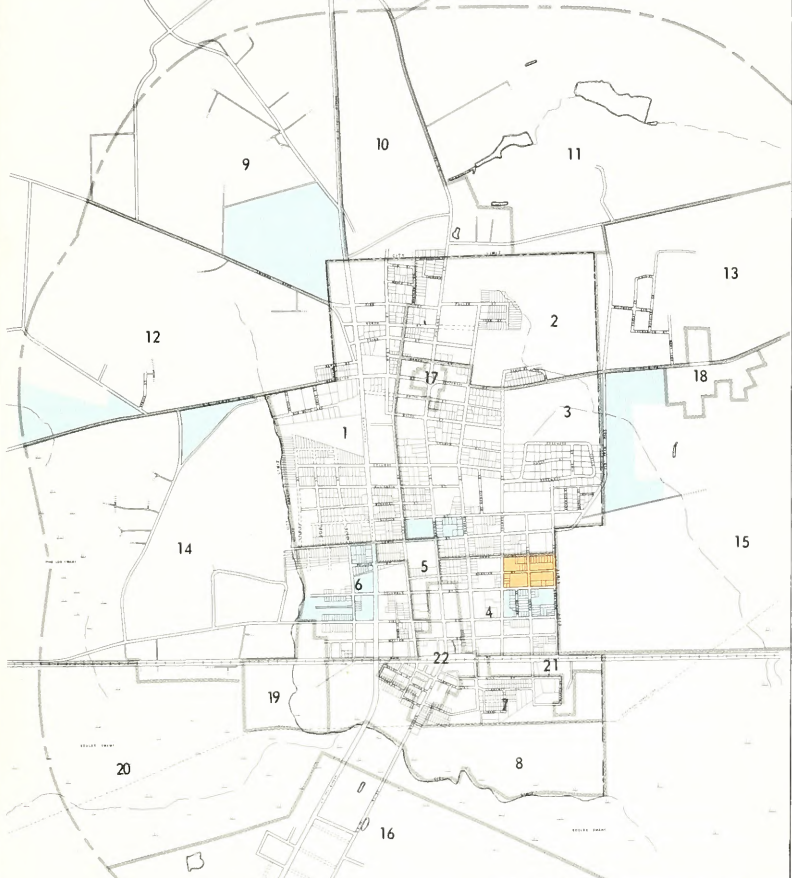
In the fringe area, mixed land uses are found in blocks within Neighborhoods 9, 12, and 15. Most of the non-conforming use in the fringe area is located on major highways.

WHITEVILLE, N.C.

MIXED LAND USE



LIMITS OF PLANNING AREA



PERCENT OF RESIDENTIAL
ZONED BLOCKS DEVOTED TO
INDUSTRIAL AND COMMERCIAL USE

- 1% - 50%
- 51% OR MORE

SOURCE: FIELD LAND USE SURVEY 1960
COMPARED WITH ZONING MAP

MAJOR FIRES

Major fires, as defined for this study, caused damages of \$500 or more. Because of the low value of slum housing, this did not often include some very serious financial losses to poor families living in blighted housing. Fires can and do strike the best neighborhoods, but inadequate electrical wiring, kerosene lamps, and poor heating equipment usually cause more fires to occur in blighted areas. This is borne out by the large number of fires in Neighborhoods 6 and 7 in town and Neighborhood 15 in the fringe area. (See Major Fire Calls Map and Table 5.)

TABLE 5
MAJOR FIRES

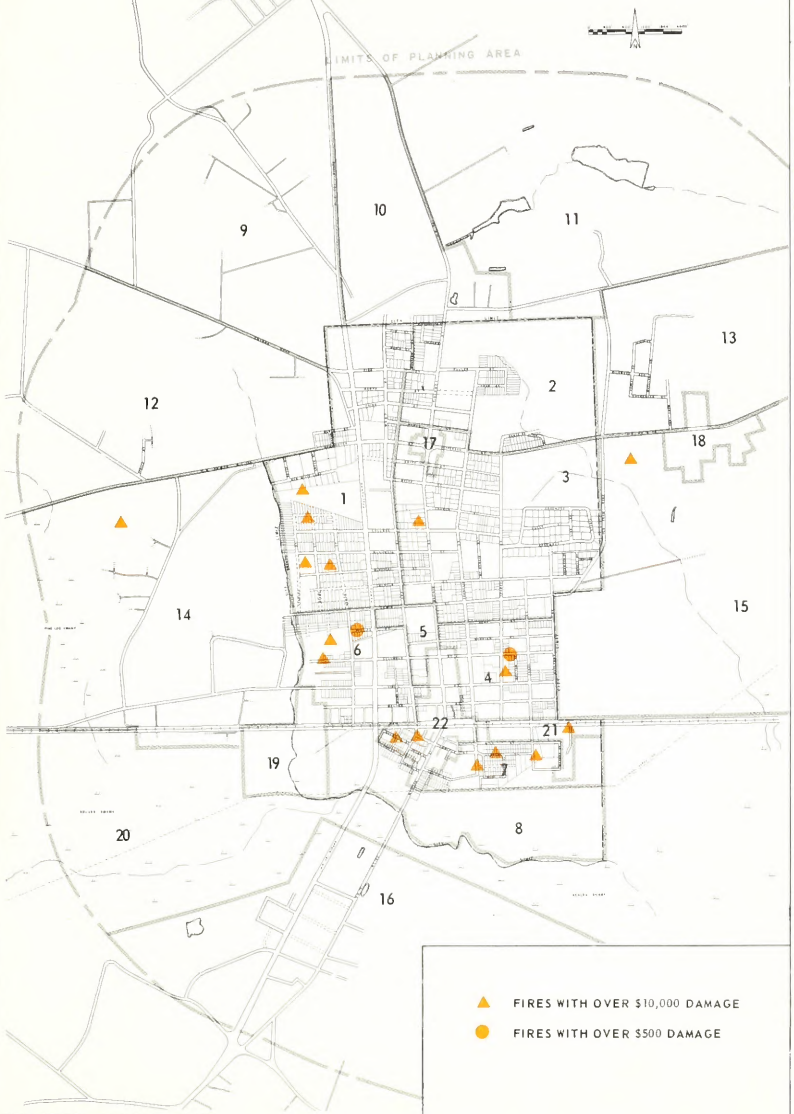
<u>Neighborhood</u>	<u>Total Fires</u>	<u>Fires Per 100 Occupied D.U.'s</u>
Town		
1	4	1.4
2	-	-
3	1	.2
4	2	1.0
5	-	-
6	3	1.4
7	3	1.4
8	-	-
Subtotal	13	1.0
Fringe Area		
9	-	-
10	-	-
11	-	-
12	-	-
13	-	-
14	1	1.0
15	1	7.1
16	-	-
Subtotal	2	.4
Total	15	.8

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial (two fires in Neighborhood 22 and one in Neighborhood 21).

Source: Records Whiteville Fire Department, July, 1963-65.

WHITEVILLE, N.C.

MAJOR FIRE CALLS



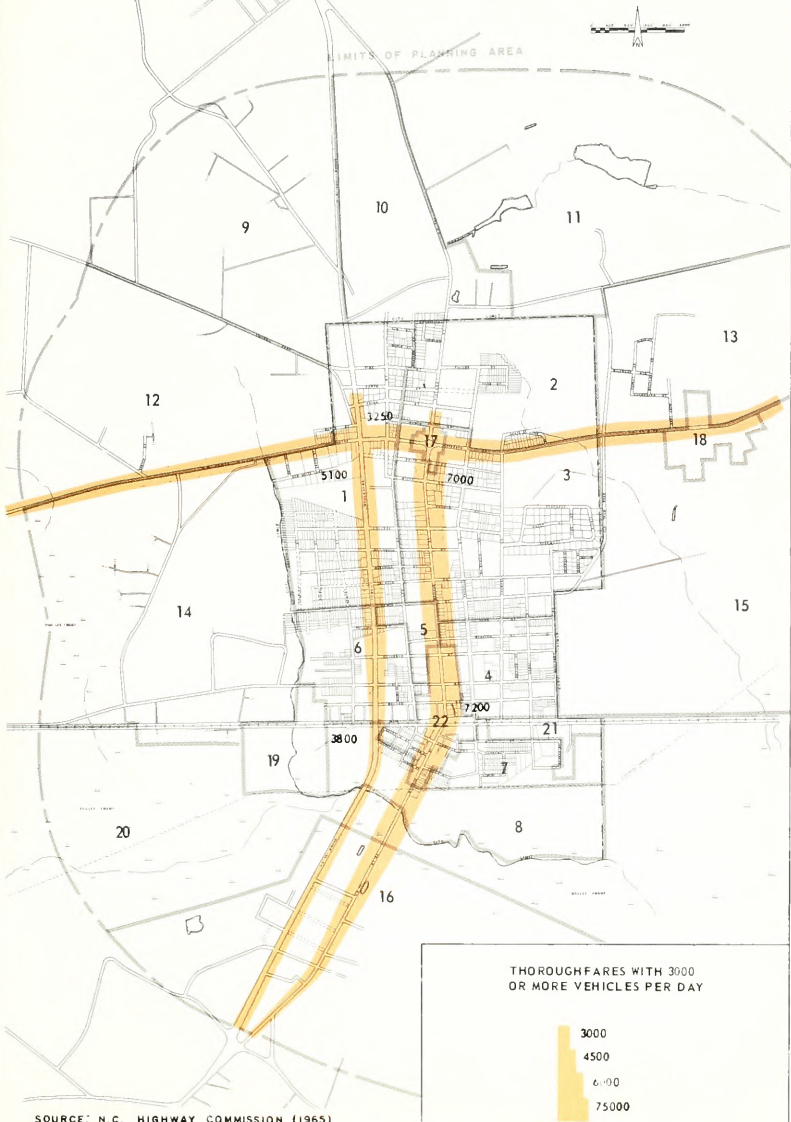
HEAVY TRAFFIC VOLUMES

Heavy traffic volumes along residential streets are usually accommodated by increased noise, fumes, litter, and safety hazards. Blighted neighborhoods often include a mixture of land uses that attract heavy traffic volumes. (See Average Daily Traffic Flow Map for streets with heavy volumes.)

In general, street trees, shrubs, and deeper setbacks along heavy traffic arteries have helped to reduce the adverse effect of the noise, etc. of the heavy volumes. Consequently, in many cases property values have remained stable on Powell Boulevard, Madison Street, and U. S. 74 and 76.

WHITEVILLE, N.C.

AVERAGE DAILY TRAFFIC VOLUMES



SOURCE: N.C. HIGHWAY COMMISSION (1965)

NARROW AND UNPAVED STREETS

Narrow streets are defined as those with a right-of-way of under 50 feet. The most mileage of narrow streets are found in Neighborhoods 6 and 9. (See Narrow and Unpaved Streets Map.)

Unpaved streets are usually poorly drained, dusty, and muddy. They encourage pedestrian and vehicle accidents, create excessive noise, and cause excessive wear on vehicles. They are a health and safety hazard in that small children often play in the puddles and ditches found along them. Because of the dust, home owners living on them often lose pride in keeping their homes painted and clean. The unpaved street requires excessive maintenance (grading and dust control). Housing located along unpaved streets are less desirable to live in and, consequently, are lower in value.

Neighborhoods 1, 2, and 6 include the largest number of miles of unpaved streets. Neighborhoods 5, 6, and 7 have a greater percentage of total streets mileage unpaved - almost all streets in Neighborhood 7 are unpaved. (See Narrow and Unpaved Streets Map and Table 6.)

TABLE 6
UNPAVED STREETS

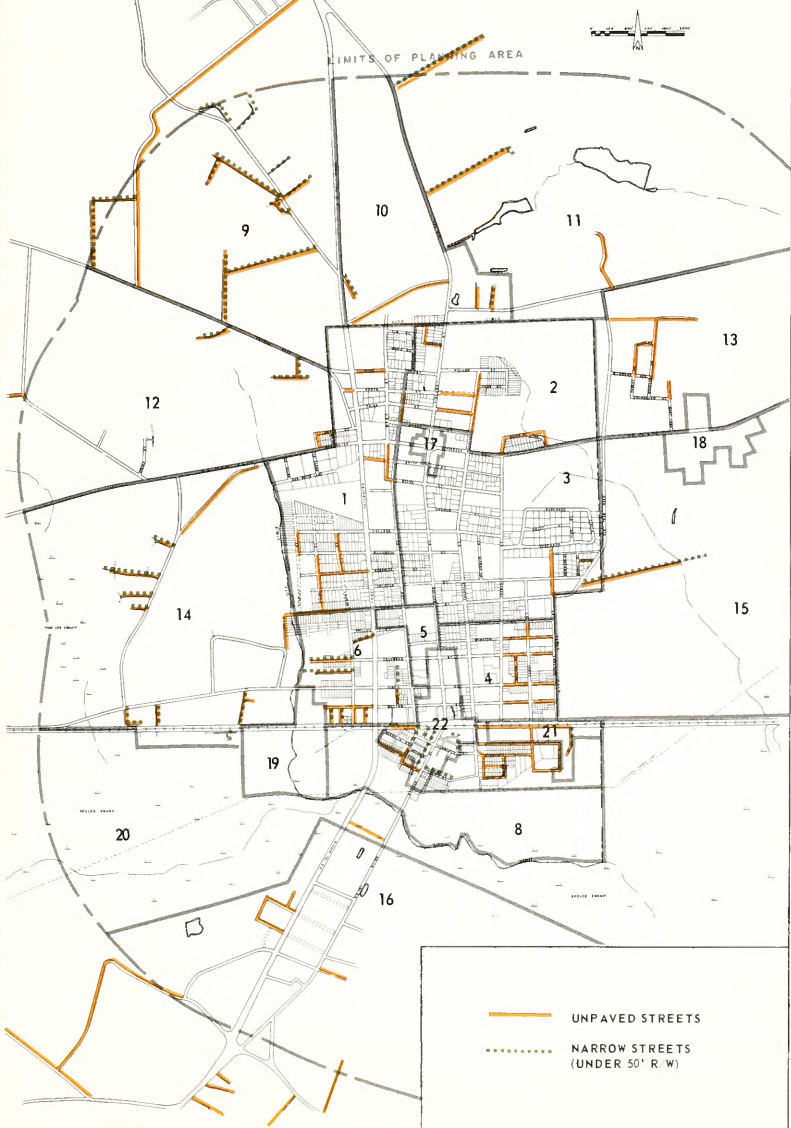
<u>Neighborhood</u>		<u>Feet of Unpaved Streets</u>	<u>Miles of Unpaved Streets</u>
Town	1	5,800	1.1
	2	6,500	1.2
	3	1,800	.3
	4	5,000	.9
	5	-	-
	6	6,000	1.1
	7	4,100	.8
	8	-	-
Subtotal			5.4
Fringe Area	9	14,400	2.7
	10	3,000	.6
	11	8,000	1.5
	12	1,300	.2
	13	6,000	1.1
	14	6,800	1.3
	15	1,600	.3
	16	4,000	.8
	Subtotal		
Total			13.9

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial (two miles unpaved streets in Neighborhood 22 and one mile in Neighborhood 21).

Source: Survey by Division of Community Planning, 1966.

WHITEVILLE, N.C.

NARROW AND UNPAVED STREETS



VEHICLE ACCIDENTS

Locations with high accident rates generally indicate points with high traffic counts or hazards to safe driving. In the Whiteville Planning Area there are 31 locations where two or more accidents occurred in 1965. The majority of the accidents occurred on the bypass and on Madison Street where traffic counts are heaviest. Neighborhoods 1, 5, and 6 have the largest number of accidents per 100 occupied dwellings. (See Vehicle Accident Map and Table 7.)

TABLE 7
LOCATIONS WITH TWO
OR MORE VEHICLE ACCIDENTS

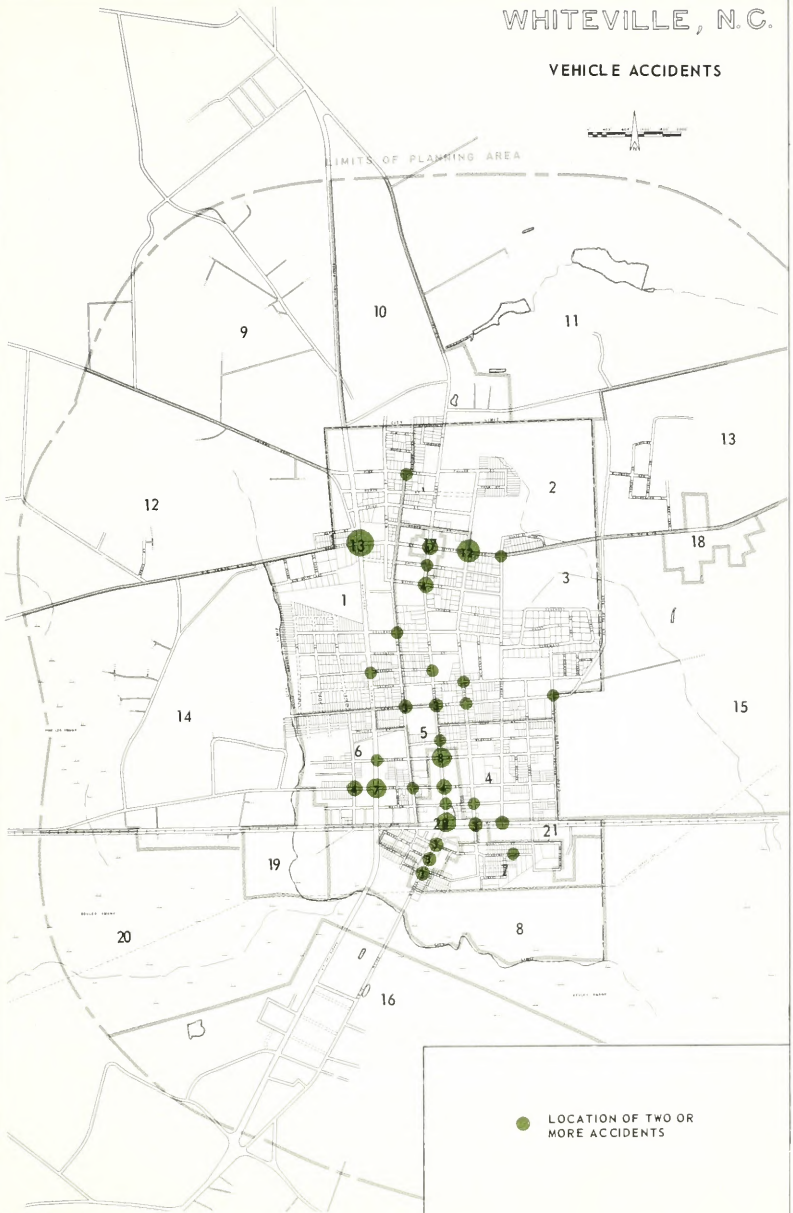
<u>Neighborhood</u>	<u>No. Accidents</u>	<u>Accidents Per 100 Occupied D.U.'s</u>
Town		
1	14.5	3.1
2	1.0	1.0
3	8.0	1.8
4	3.5	8.7
5	4.0	5.9
6	12.5	1.8
7	1.0	-
8	-	3.3
Subtotal	44.5	
Fringe Area		
9	-	
10	-	
11	-	
12	-	
13	-	
14	-	
15	-	
16	-	
17	9.0	
18	-	
19	-	
20	-	
21	-	
22	30.0	
Subtotal	39.0	
Total	83.5	4.5

Source: Records of Whiteville Police Department, 1965.

WHITEVILLE, N.C.

VEHICLE ACCIDENTS

LIMITS OF PLANNING AREA



PEDESTRIAN ACCIDENTS

In the Whiteville Planning Area during the past five years (1961-65) there were 22 accidents involving pedestrians, 9 involved children. The majority of pedestrian accidents occurred on streets with heavy traffic counts, the bypass (Powell Boulevard), and Madison Street. Residential areas which abut heavily traveled roads are at a disadvantage from a safety standpoint. Neighborhoods with small lots are also at a disadvantage in that small children would tend to play in the street. Streets with a large number of cars parked along them present a special hazard in that persons or children may step from behind parked cars. This may often be the case in the vicinity of schools where the addition of sufficient off-street parking may eliminate the hazard. On-street parking in some cases may be permitted too close to intersections completely blocking traffic signs from view (it is desirable that on-street parking begin a minimum of 25 feet from the curb). Street lighting may be poor (it is desirable to have street lights every 120 - 160 feet at a height of 15 to 20 feet). A lack of sidewalks may cause school children and others to use the street (in the vicinity of schools a 4 to 6 foot walk on at least one side of the street should be the minimum goal).

TABLE 8
PEDESTRIAN ACCIDENTS

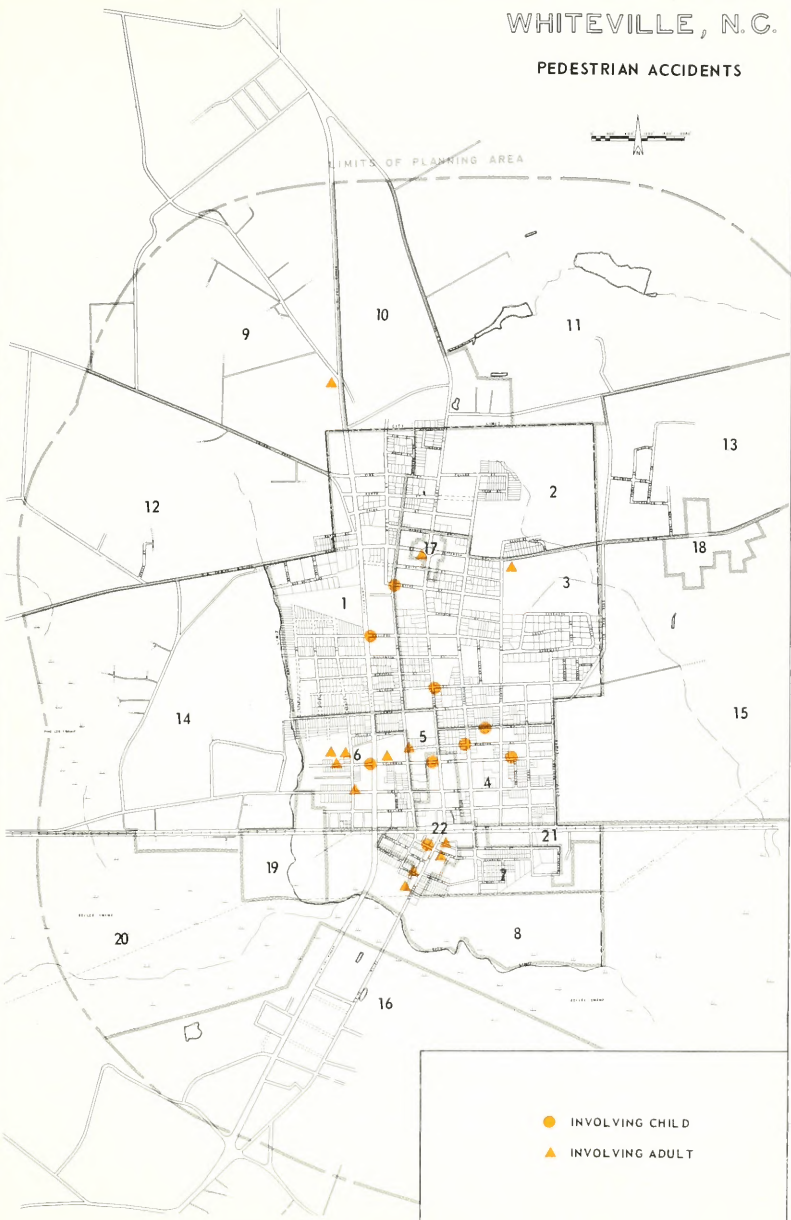
Neighborhood	No. Accidents	Accidents Per 100 Occupied D.U.'s
Town		
1	1.5	<u>.5</u>
2	-	-
3	3.0	<u>.7</u>
4	2.5	<u>1.3</u>
5	1.0	<u>2.2</u>
6	6.0	<u>2.8</u>
7	-	-
8	-	-
Subtotal	<u>14.0</u>	<u>1.0</u>
Fringe Area		
9	1.0	.2
10	-	-
11	-	-
12	-	-
13	-	-
14	-	-
15	-	-
16	-	-
Subtotal	<u>1.0</u>	<u>.2</u>
17	1.0	-
18	-	-
19	-	-
20	-	-
21	-	-
22	6.0	-
Subtotal	<u>7.0</u>	<u>-----</u>
Total	9.4	<u>.5</u>

Source: Records Whiteville Police Department, 1961-65.

WHITEVILLE, N.C.

PEDESTRIAN ACCIDENTS

LIMITS OF PLANNING AREA



- INVOLVING CHILD
- ▲ INVOLVING ADULT

ELEMENTARY SCHOOL AND RECREATION AREAS

Elementary School

The elementary school is an important part of any well-balanced neighborhood. The elementary school forms the nucleus of residential areas. A major problem in Whiteville is old schools with inadequate sites. To solve this problem, a new elementary school with an adequate site is proposed to the west of town.

Recreation Areas

Whiteville now has three areas devoted to recreation and park use. By 1985 the town will need a minimum of 40 additional acres.^{1/} The shortage of park land is most severe in Neighborhoods 2 and 3 where over 600 children under 15 live. The large site at Edgewood Elementary School in Neighborhood 3 provides some relief. (See School and Recreation Areas Map, Age Breakdown of Neighborhood Population, and Table 9.)

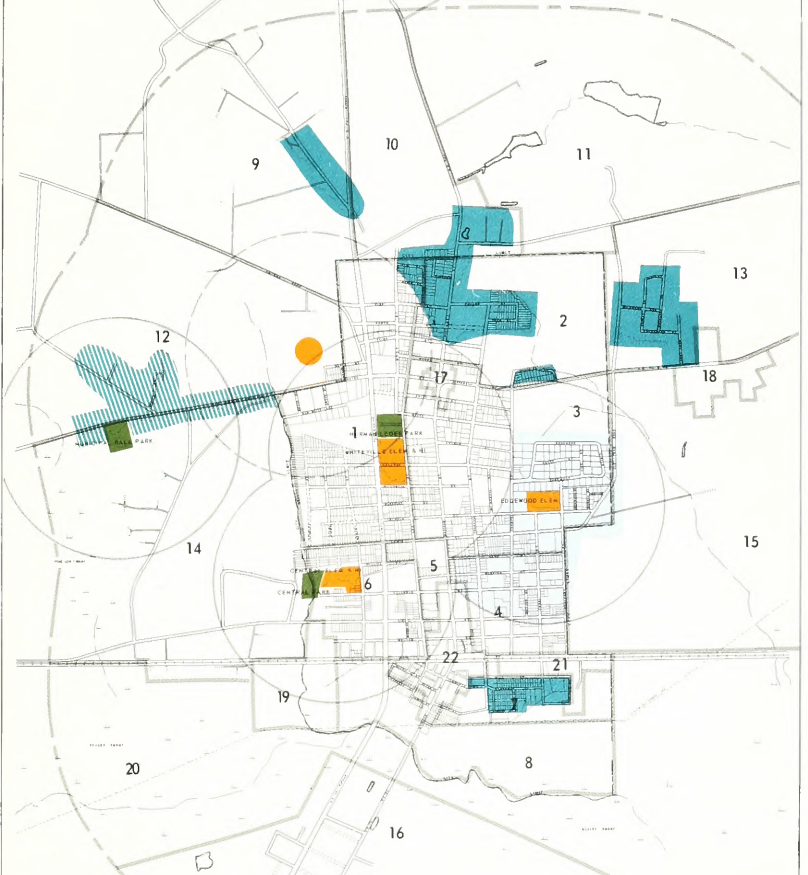
^{1/} Whiteville Community Facilities Study, 1966.

WHITEVILLE, N.C.

SCHOOL AND RECREATION AREAS



LIMITS OF PLANNING AREA



EXISTING		PROPOSED	
SCHOOL			
PARK			
RESIDENTIAL DEVELOPED AREA LOCATED OVER 1/2 MILE FROM:			
ELEM. SC.			
PARK			
			BOTH

SOURCE: WHITEVILLE REC. COMM. & WHITEVILLE SCHOOL Supt. OFFICE

TABLE 9
AGE GROUPS BY NEIGHBORHOODS

<u>Neighborhood</u>	<u>Under</u> <u>5</u>	<u>5-14</u>	<u>15-24</u>	<u>25-64</u>	<u>65 and Over</u>	<u>Total</u>	
Town	1	126	231	134	457	36	984
	2	39	76	39	181	25	360
	3	173	337	173	801	105	1589
	4	74	148	98	304	40	664
	5	19	41	22	68	10	160
	6	86	191	102	314	51	744
	7	21	43	28	87	11	191
	8	7	3	3	18	3	34
Subtotal							4726
Fringe Area	9	17	50	25	79	16	187
	10	10	58	34	98	7	207
	11	10	7	20	35	2	74
	12	15	62	8	131	27	243
	13	19	61	19	108	-	207
	14	39	90	71	132	16	348
	15	17	11	5	17	-	50
	16	82	82	60	207	26	457
Subtotal							1773
Total							6499

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial and industrial.

Source: 1966 Field Survey by Division of Community Planning.

WHITEVILLE, N.C.

AGE BREAKDOWN OF NEIGHBORHOOD POPULATION

LIMITS OF PLANNING AREA



NO. OF PERSONS

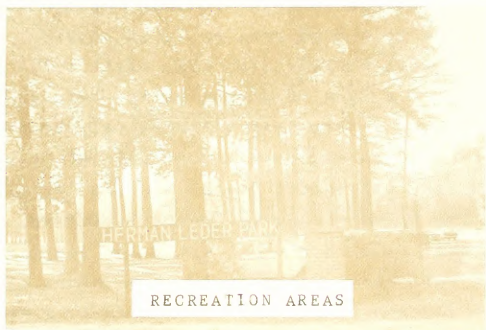
82
82
60
207
26
457

5
5-14
15-24
25-64
65+
TOTAL

IN TOWN 1500
 IN ONE MILE AREA 1500
 TOTAL TOWN 1500
 8500



RECREATION AREAS



RECREATION AREAS

PART VI SOCIAL CONDITIONS

Social conditions resulting from blight create a major town problem in terms of health, medical, police, and welfare expenses. Social conditions will be discussed in terms of the following:

- Stillbirths and Infant Deaths
- Tuberculosis
- Venereal Disease
- Illegitimate Births
- Juvenile Delinquency
- Major Adult Crime Against Property
- Major Adult Crime Against Persons
- Public Welfare

STILLBIRTHS AND INFANT DEATHS

Stillbirths and infant deaths include babies born dead and those who die under one year of age. The residence of the mother is shown on the Stillbirths and Infant Deaths Map.

Inadequate housing, heating, diet, and sanitary facilities contribute to a high rate of infant death. Other aspects such as inadequate clothes also take their toll. Stillbirths are affected by a lack of proper health care and diet of the mother. Neighborhood 7 (the most blighted neighborhood in Whiteville) has the highest number of cases per 100 occupied dwellings. (See Stillbirths and Infant Deaths Map and Table 10.)

The Columbus County Health Department operates prenatal and post natal clinics (once a week) for expectant mothers who cannot afford this service from private clinics. The county health department clinics are responsible for the low death rate per 100 occupied dwelling units.

WHITEVILLE, N.C.

STILL BIRTHS & INFANT DEATHS

LIMITS OF PLANNING AREA



- STILL BIRTH
- ▲ INFANT DEATH

TABLE 10
STILLBIRTHS AND INFANT DEATHS

<u>Neighborhood</u>		<u>No. Cases</u>	<u>No. Cases Per 100 Occupied D.U.'s</u>
Town	1	4	1.4
	2	-	-
	3	5	1.1
	4	4	2.1
	5	-	-
	6	2	.9
	7	4	7.3
	8	-	-
Subtotal		19	1.4
Fringe Area	9	-	-
	10	-	-
	11	-	-
	12	2	2.9
	13	1	1.7
	14	-	-
	15	-	-
	16	-	-
Subtotal		3	.6
Total		22	1.2

Neighborhoods 17, 18, 19, 20, 21, and 22 are industrial or commercial.

Source: Records of Columbus County Health Department, 1961-65.

TUBERCULOSIS

Tuberculosis is closely associated with blight, reflecting over-crowding conditions, low incomes, insufficient ventilation, and poor health conditions in general. Tuberculosis is associated with substandard housing, poor diet, lack of sanitary facilities, etc.

The number of cases of tuberculosis per 100 occupied dwellings exceeded the town average in Neighborhoods 2, 6, and 7. Outside of town in the fringe area, Neighborhoods 9 and 12 had the largest number of cases per 100 occupied dwellings. (See Tuberculosis Cases Map and Table 11.)

The Columbus County Health Department by skin tests checks school children for tuberculosis. Those suspected of having the disease are checked further by X-ray. During July of each year, the health department also holds a special disease clinic for chest diseases, including tuberculosis. Those unable to afford this service from private clinics are, therefore, assured of the service.

TABLE 11
TUBERCULOSIS

<u>Neighborhood</u>	<u>No. Cases</u>	<u>No. Cases Per 100 Occupied D.H.'s</u>
Town 1	2.0	.7
2	3.5	<u>3.4</u>
3	-	-
4	5.0	<u>2.6</u>
5	-	-
6	3.0	<u>1.6</u>
7	1.0	<u>1.8</u>
8	-	-
Subtotal	<u>14.5</u>	1.1
Fringe Area		
9	1.0	<u>1.9</u>
10	.5	<u>.9</u>
11	-	-
12	1.0	<u>1.4</u>
13	-	-
14	-	-
15	-	-
16	-	-
Subtotal	<u>2.5</u>	.5
Total	<u>17.0</u>	<u>.9</u>

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

Source: Records of Columbus County Health Department, 1961-65.

WHITEVILLE, N.C.

TUBERCULOSIS CASES

LIMITS OF PLANNING AREA



▲ ONE CASE

VENEREAL DISEASE

Veneral diseases are indicators of blighted areas since they reflect poor health conditions found within neighborhoods.

The greatest number of venereal disease cases per 100 occupied dwellings in Whiteville was found in Neighborhood 6. In the fringe area, Neighborhoods 11, 14, and 15 have a large number of cases. (See Venereal Disease Map and Table 12.)

Persons with venereal disease who are unable to pay for treatment can obtain the necessary treatment from the Columbus County Health Department. Cases are referred to the health department by other agencies checking on the spread of venereal disease also.

TABLE 12
VENEREAL DISEASE

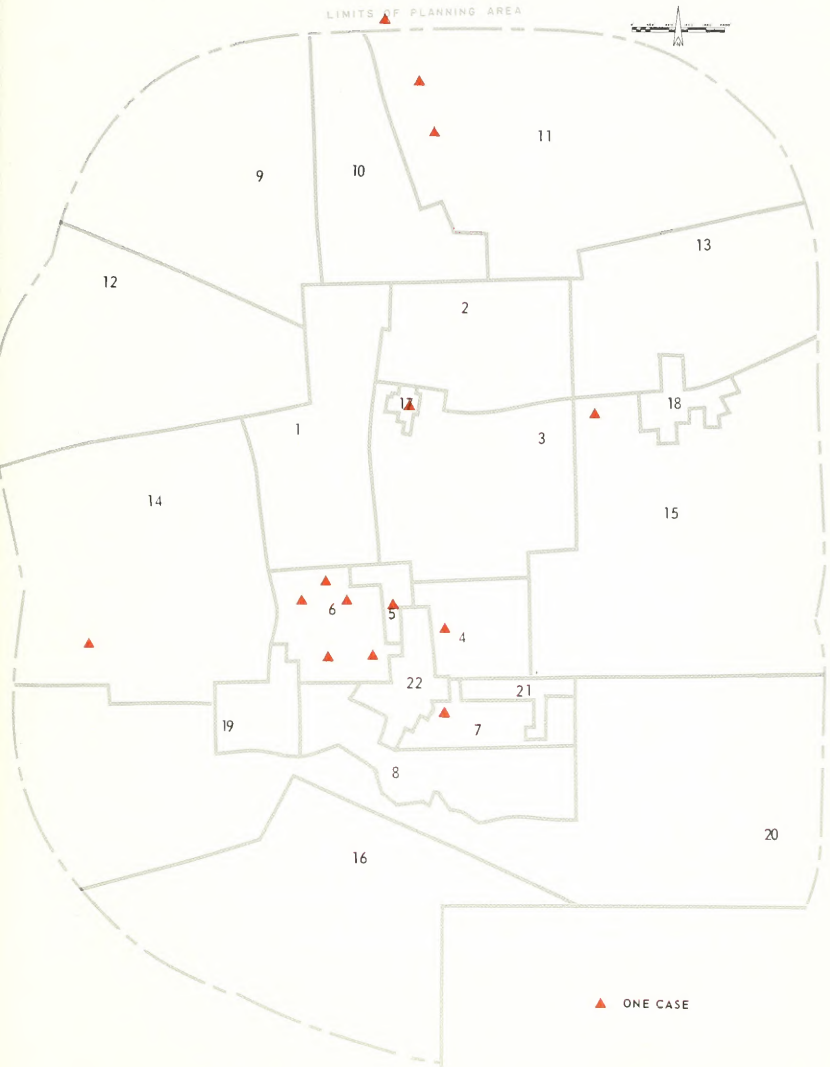
<u>Neighborhood</u>	<u>No. Cases</u>	<u>No. Cases Per 100 Occupied D.U.'s</u>
Town		
1	-	-
2	-	-
3	1	.2
4	1	.2
5	1	.2
6	5	<u>2.4</u>
7	1	.2
8	-	-
Subtotal	9.0	.7
Fringe Area		
9	-	-
10	-	-
11	3	<u>14.3</u>
12	-	-
13	-	-
14	1	<u>1.0</u>
15	1	<u>1.0</u>
16	-	-
Subtotal	5.0	<u>1.0</u>
Total	14.0	<u>.8</u>

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

Source: Records of Columbus County Health Department, 1961-65.

WHITEVILLE, N.C.

VENERAL DISEASE



ILLEGITIMATE BIRTHS

The Illegitimate Births Maps indicate the place of residence of women giving birth to illegitimate children between 1961-65. This map does not include all illegitimate births in that some births took place in out-of-county hospitals or were delivered by midwives and were not reported. In addition, persons in the higher income groups usually leave town or otherwise disguise the birth. Since the number of births in the latter cases is probably small, the map is fairly accurate as to location of illegitimacy.

In Whiteville, Neighborhoods 5 and 7 include more than the town average number of cases per 100 occupied dwellings. Outside the town in the fringe area, Neighborhoods 9 and 14 have greater than the fringe average number of cases per 100 occupied dwellings. (See Illegitimate Births Map and Table 13.)

TABLE 13
ILLEGITIMATE BIRTHS

Neighborhood	No. Births	No. Births Per 100 Occupied D.U.'s
Town		
1	1	.4
2	-	-
3	1	.2
4	2	1.1
5	1	2.2
6	14	.7
7	6	10.9
8	-	-
Subtotal	25	1.8
Fringe Area		
9	1	1.9
10	-	-
11	-	-
12	-	-
13	-	-
14	3	3.0
15	-	-
16	-	-
Subtotal	4	.8
Total	29	1.6

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

Source: Records of Columbus County Health Department, 1961-65.

WHITEVILLE, N.C.

ILLEGITIMATE BIRTHS



JUVENILE DELINQUENCY

The Juvenile Delinquency Map indicates the residence of a youth (16 years or younger) convicted of a crime during the period 1961-65. The impact of blight is particularly strong on young people. Young people with an abundance of time and energy are greatly influenced by the physical environment in which they are raised.

Because of the nature of youth - the desire to be accepted as one of the group - they can more easily be led or pushed to commit acts in violation of the law.

In Whiteville, the problem is most severe in Neighborhoods 4, 5, 6, and 7; in the fringe area is Neighborhood 7. (See Juvenile Delinquency Map and Table 14.)

TABLE 14
JUVENILE DELINQUENCY

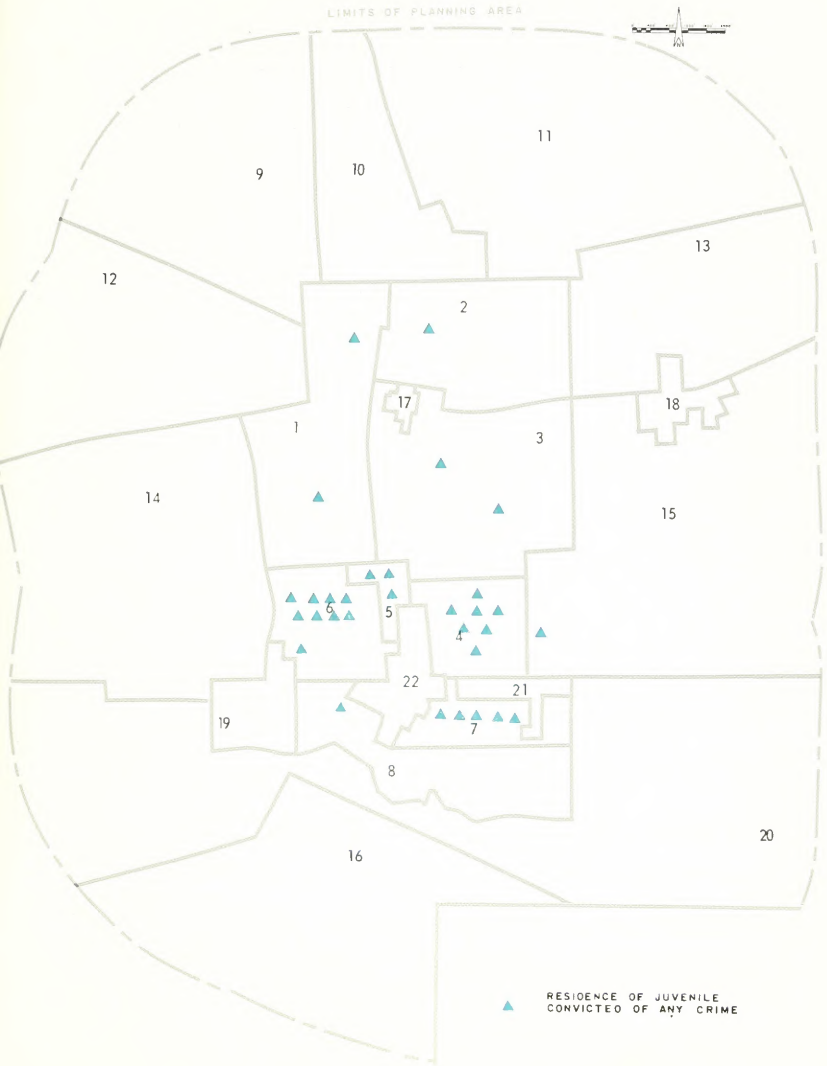
<u>Neighborhood</u>	<u>No. Cases</u>	<u>No. Cases Per 100 Occupied D.U.'s</u>
Town 1	1	.4
2	2	<u>1.9</u>
3	2	.4
4	7	<u>3.7</u>
5	3	<u>6.5</u>
6	9	<u>4.2</u>
7	5	<u>9.1</u>
8	1	1.0
Subtotal	30	2.2
Fringe Area 9	-	-
10	-	-
11	-	-
12	-	-
13	-	-
14	-	-
15	1	<u>7.1</u>
16	-	-
Subtotal	1	2.0
Total	31	<u>1.7</u>

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial and industrial.

Source: Records of Whiteville Police Department, 1961-65.

WHITEVILLE, N.C.

JUVENILE DELINQUENCY



MAJOR ADULT CRIME AGAINST PROPERTY

Slums are not the cause of crime, but the poor, crowded surroundings contribute to the decay of residents. There are criminals who are products of their environment whose lives might be different if their environment were changed.

Most of the residences of persons convicted of a major crime against property (robbery, burglary or larceny) are located in Neighborhoods 5, 6, 7, and 8 in Whiteville or Neighborhoods 10 and 15 in the fringe area. The above neighborhoods are the most costly for the police department and the town. (See Major Adult Crimes Against Property Map and Table 15.)

The place of residence of persons arrested is an indication of the existence of blight, since it shows what neighborhoods have ceased being safe and pleasant places to live.

TABLE 15
MAJOR CRIME AGAINST PROPERTY^{a/}

<u>Neighborhood</u>	<u>No. Persons Convicted of Crime</u>	<u>No. Criminals Per 100 Occupied D.U.'s</u>
Town		
1	-	-
2	-	-
3	-	-
4	2	1.1
5	2	<u>4.3</u>
6	7	<u>3.3</u>
7	7	<u>12.7</u>
8	<u>1</u>	<u>10.0</u>
Subtotal	19	1.4
Fringe Area		
9	-	-
10	3	<u>5.1</u>
11	-	-
12	-	-
13	-	-
14	-	-
15	2	<u>14.3</u>
16	-	-
Subtotal	<u>5</u>	1.0
Total	24	<u>1.3</u>

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

^{a/} Plotted by resident of person convicted of crime (only one dot is shown on map, even though the same person may have committed more than one crime against property).

Source: Whiteville Police Department, 1961-65.

WHITEVILLE, N.C.

MAJOR ADULT CRIMES AGAINST PROPERTY



MAJOR ADULT CRIMES AGAINST PERSONS

The Major Adult Crimes Against Persons Map indicates the residence of a person convicted of assault, rape, or murder between 1961-65. The majority of those convicted were for relatively minor cases of assault, only a few stand for rape or murder. During 1961-65, the average arrest rate per 100 occupied dwelling units in Whiteville was 1.1%, which Neighborhoods 4, 5, 7, and 10 exceeded. In the fringe area, Neighborhoods 10 and 15 exceeded the average fringe area rate. (See Table 16.)

TABLE 16
MAJOR ADULT CRIMES AGAINST PERSONS^{a/}

<u>Neighborhood</u>	<u>No. Persons Convicted of Crimes</u>	<u>No. Criminals Per 100 Occupied D.U.'s</u>
Town		
1	-	-
2	-	-
3	-	-
4	3	<u>1.6</u>
5	1	<u>2.2</u>
6	1	.5
7	9	<u>16.4</u>
8	1	<u>10.0</u>
Subtotal	15	1.1
Fringe Area		
9	-	-
10	1	<u>1.7</u>
11	-	-
12	-	-
13	-	-
14	-	-
15	1	<u>7.1</u>
16	-	-
Subtotal	2	.4
Total	17	<u>.9</u>

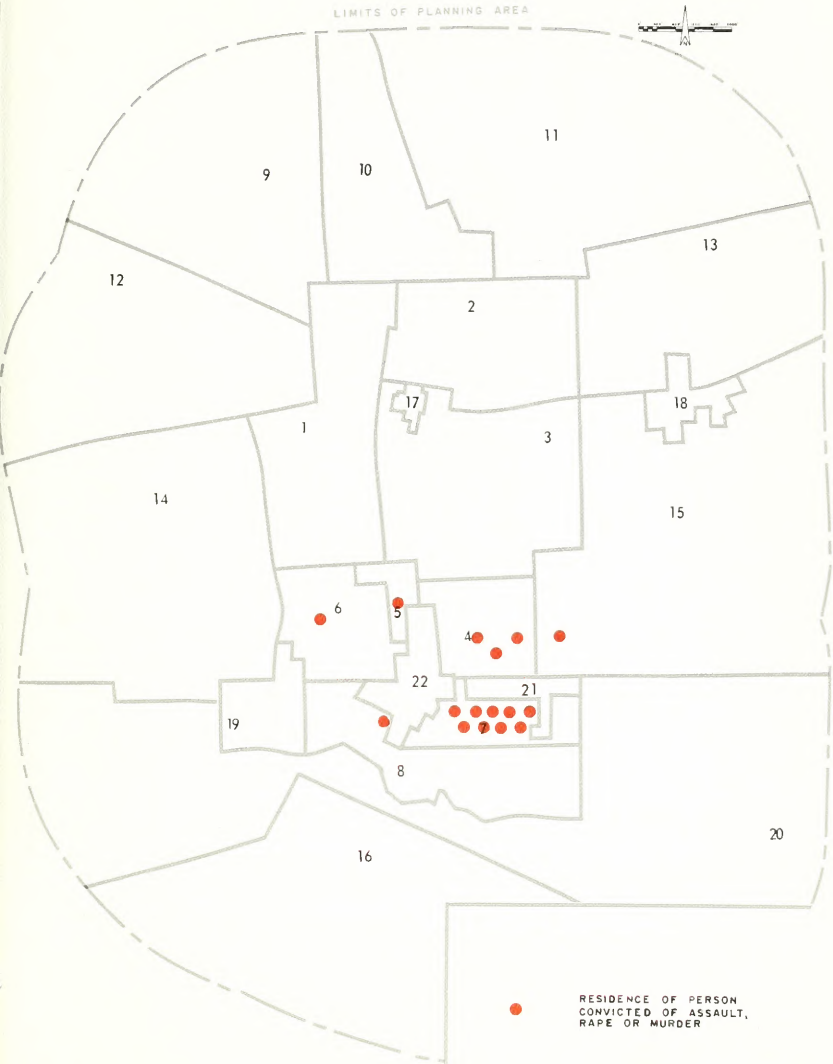
Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

^{a/} Plotted by resident of person convicted for crime (only one dot is shown on the map even though the same person may have been convicted for more than one crime).

Source: Records of Whiteville Police Department, 1961-65.

WHITEVILLE, N.C.

MAJOR ADULT CRIMES AGAINST PERSONS



PUBLIC WELFARE^{1/}

The inability or unwillingness of residents of an area to earn enough to adequately support themselves and their families is reflected by the number of recipients of welfare aid. In the town, Neighborhoods 5 and 7 have the largest number of cases per 100 occupied dwellings; in the fringe area, Neighborhoods 11 and 15. (See Public Welfare Cases Map and Table 17.)

TABLE 17
PUBLIC WELFARE CASES

Neighborhood		No. Cases	No. Cases Per 100 Occupied D.U.'s
Town	1	7	2.5
	2	2	1.9
	3	4	.9
	4	19	1.0
	5	7	15.2
	6	20	.9
	7	4	7.3
	8	-	-
Subtotal		63	4.7
Fringe Area	9	1	1.9
	10	-	-
	11	6	28.6
	12	2	2.9
	13	1	1.7
	14	4	4.0
	15	2	14.3
	16	3	2.3
Subtotal		19	.4
Total		82	4.4

Neighborhoods 17, 18, 19, 20, 21, and 22 are commercial or industrial.

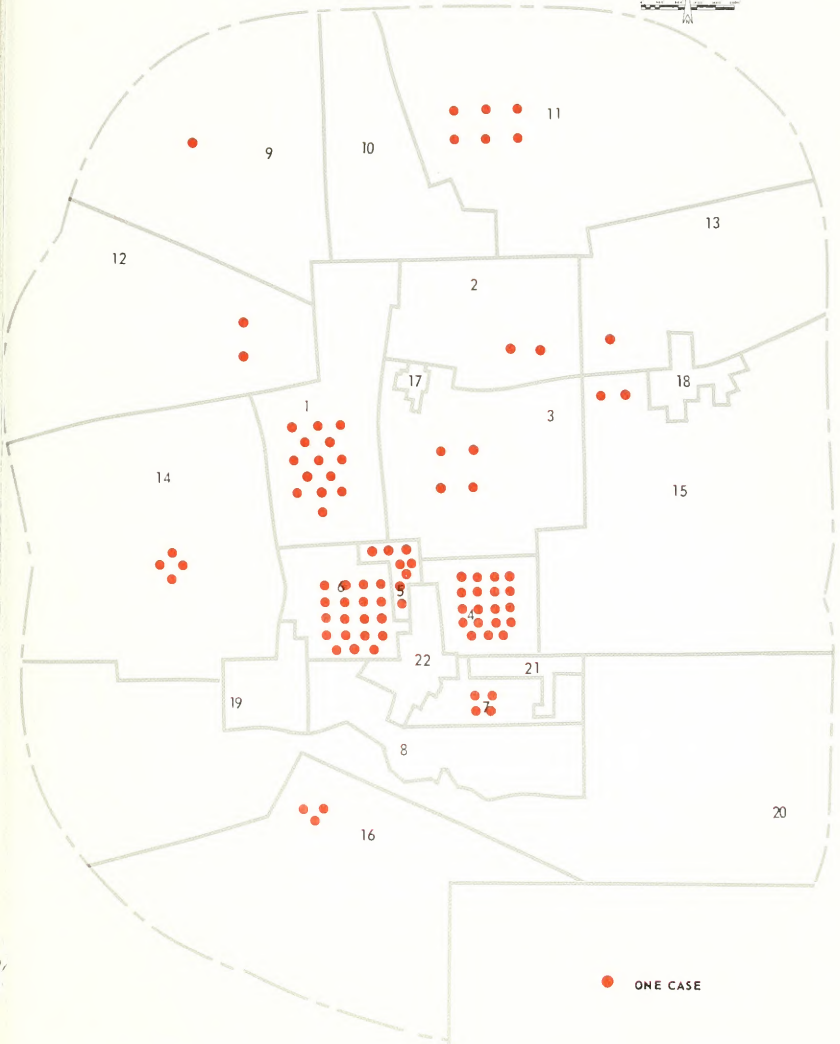
Source: Records of Columbus County Welfare Department, December, 1965.

^{1/} Includes (OAA) Old Age Assistance, (APTD) Aid to the Permanently and Totally Disabled, and (AFDC) Aid to Families With Dependent Children.

WHITEVILLE, N.C.

PUBLIC WELFARE CASES

LIMITS OF PLANNING AREA



● ONE CASE



PUBLIC HOUSING



PUBLIC HOUSING

PART VII CONDITION OF NEIGHBORHOODS
(ANALYSIS OF EXISTING CONDITIONS
BY NEIGHBORHOODS)

In this part of the study, the general conditions found within each neighborhood are discussed. Information is included by neighborhood on the uses of land, zoning, school and park facilities, population, overall neighborhood rank, and general character of each neighborhood. Environmental and social blight factors are discussed and recommendations are made for the prevention and control of blight in each neighborhood.

A more detailed discussion and a graphic presentation of blighting factors is given in -- Part III Housing Conditions, Part IV Economic Conditions, Part V Environmental Conditions, and Part VI Social Conditions. Economic and environmental factors are presented on the maps by block and social factors by neighborhood.

General recommendations to prevent or eliminate blight in the town and in the fringe area are given on the following page:

GENERAL RECOMMENDATIONS FOR PREVENTION AND ELIMINATION
OF BLIGHT IN THE TOWN OF WHITEVILLE:

1. Normal building, plumbing, electrical, and minimum housing code enforcement practice by the town's inspection department.
2. A subdivision ordinance is needed to regulate the platting of land now undeveloped. Most of the existing developed areas have been platted into a gridiron pattern. This has resulted in short blocks that put excessive amounts of land into streets; a more imaginative street layout is needed.
3. Buffers should be required by the zoning ordinance between commercial and residential land use.
4. Neighborhood improvement committees should be appointed to promote interest in upgrading the general appearance of each neighborhood.

GENERAL RECOMMENDATIONS FOR PREVENTION AND ELIMINATION
OF BLIGHT IN THE FRINGE AREAS OF WHITEVILLE:

1. Normal building, plumbing, and electrical code enforcement practice by the county inspection department.
2. Health department regulations regarding septic tanks and water supply should be enforced.
3. Neighborhood improvement committees should be appointed to promote interest in improving the overall appearance of each neighborhood.
4. A subdivision ordinance is needed to insure that new subdivisions are properly platted and improved.
5. Buffers should be required between residential and commercial land use.

TOWN OF WHITEVILLE

NEIGHBORHOOD 1

Location

Neighborhood 1 is a rectangular shaped neighborhood located in the northwestern section of the town. It is bounded on the west by the corporate limit, on the east by Wheeler and Lee Streets, and on the south by Lewis Street. Major thoroughfares extending through the neighborhood include Powell Boulevard (U.S. 701) running north and south, and Washington Street (U.S. 74 and 76) running east and west.

Land Use and Zoning

Almost all of the land within this neighborhood is developed and used for residential purposes; however, there are two commercial uses (filling stations) located at the intersection of Powell Boulevard and Washington Street and some public use of land along Powell Boulevard (Whiteville Elementary and High School and Herman Leder Park). All of the land within this neighborhood is zoned residential with the exception of three small areas zoned for business. (The intersection of Powell Boulevard and Washington Street, Powell Boulevard and Smyrna Road, and Powell Boulevard from Whiteville School south.) (See Existing Land Use Map and Zoning Map in Appendix A.)

School and Park Facilities

This neighborhood is served by the Whiteville Elementary and High School. The high school serves a long, narrow administrative school unit that extends from Bladen County to five miles south of Whiteville. The high school has a design capacity of 950 students and is located on a site of 10 acres. Whiteville Elementary School is located adjacent to the high school. It has a design capacity of 860 students, a site of 7 acres. (1965-66

enrollment for both the high school and elementary school - 1625.) Adjacent to the school site is Herman Leder Park which is the major recreation facility in Whiteville.

Population Characteristics

Neighborhood 1 has an estimated existing population of 1,049; all but approximately 35 are white. Age groups of the population are shown below:

<u>-5</u>	<u>5-14</u>	<u>15-24</u>	<u>25-64</u>	<u>65+</u>
135	247	143	487	38

Source: Table 9, Page 32.

General Character of Neighborhood

This neighborhood includes relatively new housing constructed during the past 20 years. The 1965 income level of families living in this neighborhood is generally \$5,000 to \$6,999. Along West Street and Bob White Lane, 1965 family income exceeds \$7,000. There is, however, a small area that includes the public housing project where incomes generally were \$2,000 or under. The majority of the housing in this neighborhood is in good condition, owner occupied and valued over \$5,000.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight that were identified in this neighborhood:

- Seven houses in the neighborhood are either in a deteriorated or dilapidated condition.
- Four major fires occurred from 1963-65.
- Two major thoroughfares that carry heavy traffic volumes run through the neighborhood (Powell Boulevard and Washington Street).
- There are 1.1 miles of unpaved streets within this neighborhood.
- There are five points where more than two vehicle accidents occurred in 1965. (The Powell Boulevard and Washington Street

intersection had more vehicle accidents than any other location in Whiteville.)

- Two pedestrian accidents involving children occurred in the neighborhood from 1961-65.
- Four stillbirths occurred, 1961-65.
- Two cases of tuberculosis occurred, 1961-65.
- Residence of one juvenile arrested for committing a crime, 1961-65.
- One illegitimate birth, 1961-65.
- Fourteen cases of public welfare.

Overall Neighborhood Rank

- 10 (Neighborhoods are ranked from 1 to 14 with one as the worst and 14 the best.)

Recommendations For Physical Improvements

1. New residential development along Powell Boulevard should be controlled by a subdivision ordinance. (New lots should be platted to back on Powell Boulevard or deeper building setbacks provided to buffer traffic sounds, etc.)
2. Land that is subject to flooding along Mollie Branch should not be used for urban type development. (The zoning ordinance and a proposed subdivision ordinance should prevent development within the area subject to flood.)
3. A study should be made of the feasibility of closing several streets to eliminate double frontage lots, shallow lots, gridiron street system, and considerable through traffic from residential streets. (The closed streets could be developed into pedestrianways, parks, or revert to the adjacent property owners.)
4. There are several streets with considerable traffic that are not yet paved; these streets should be paved as soon as possible. (This is particularly true of

Burkhead and Maxwell Streets that carry heavy traffic volumes to the public housing project.)

5. Major and minor thoroughfares should be upgraded to handle the traffic they carry (includes pavement widening, intersection, and signal lighting improvements.)
6. Herman Leder Park provides a pleasant green space in the center of Whiteville. Additional facilities are needed at this park, however, for active recreational activities.
7. Sidewalks are needed along Powell Boulevard and Lee Street in the vicinity of Whiteville Elementary and High School.
8. There is an encroachment of business uses in this neighborhood. It is recommended where a business zone abuts a residential zone that an adequate buffer, preferably of plant material - wax leaf ligustrum, or bamboo, etc. - be installed. The Whiteville Planning Board should approve the size and spacing of plants to insure a complete visual buffer of at least 6 feet in height within 3 or 4 years. Buffers of plant material should be a minimum of 10 feet in width. If this amount of space is not available, a 6 foot high structural buffer of treated wood or masonry construction as approved by the Planning Board should be installed. In cases where the native vegetation provides an existing visual buffer, the Planning Board should encourage developers to preserve it. In most cases, this would probably result in a 25 to 50 foot wide buffer of native materials.
9. Landscaping of the thoroughfares of this neighborhood is recommended. In cases where insufficient right-of-way is available, plants should be installed on the adjacent property as permission is obtained from the abutting property owners.

NEIGHBORHOOD 2

Location

Neighborhood 2 is located in the northeastern portion of the town. It is bounded on the west by Lee and Wheeler Streets, on the north and east by the corporate limit, and on the south by Jefferson and Nance Streets.

Land Use and Zoning

A little over one-half of the land in this neighborhood is developed for residential purposes and all but a small parcel is zoned residential. Along U.S. 74 and 76, between Olive Drive and the corporate limit is an area zoned for business. (See Existing Land Use and Zoning Maps in the appendix.)

School and Park Facilities

There are no school or park facilities located within this neighborhood. As it develops, a park site will be needed. The eastern undeveloped portion of the neighborhood is located over one-half mile from either a park or a school.

Population Characteristics

Neighborhood 2 has a total estimated all white population of 360. Age groupings of the population are shown below:

$\frac{-5}{39}$	$\frac{5-14}{76}$	$\frac{15-24}{39}$	$\frac{25-64}{181}$	$\frac{65+}{25}$
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Source: Table 9, Page 32.

General Character of Neighborhood

Much of the residential development in this neighborhood located across from the county hospital and north of the courthouse has been added during the past 20 years.

Housing in this neighborhood is generally owner occupied

and valued over \$15,000. The 1965 family income generally was over \$8,000.

Environmental and Social Factors That Contribute To Blight

The following factors that generally contribute to blight exist in this neighborhood:

- Three houses in the neighborhood are either in a deteriorated or dilapidated condition.
- Unpaved streets, 1.2 miles.
- Two points with over two vehicle accidents in 1965 (Franklin - Jefferson Streets intersection was the second most serious accident point in Whiteville).
- Three cases of tuberculosis occurred, 1961-65.
- Two juveniles living in this neighborhood arrested for a crime.
- Two public welfare cases in this neighborhood.

Overall Neighborhood Rank

12 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. Park land should be acquired in advance of development in this neighborhood.
2. Over half of this neighborhood is not developed, subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.
3. There are a number of unpaved streets which need paving.
4. Landscaping of the thoroughfares in this neighborhood is recommended.

NEIGHBORHOOD 3

Location

This neighborhood is located in the eastern central portion of the town. It is bounded on the north by Nance Street, the courthouse commercial district and U.S. 74 and 76, on the east by the corporate limit, on the south by Clay and Lewis Streets, and on the west by Lee Street. In area and population, this is the largest neighborhood in the corporate limits of Whiteville.

Land Use and Zoning

Most of the land within this neighborhood is developed for residential use although the Columbus County Hospital and Edgewood Elementary School are in this area. The vicinity of the courthouse and the hospital has been zoned for office and institutional uses.

School and Park Facilities

The Edgewood Elementary School is located within this neighborhood. It has a capacity of 600 students (1965-1966 enrollment - 667) and a site of 10 acres. This neighborhood does not include a park. Recreation facilities are provided at Herman Leder Park to the west.

Population Characteristics

Neighborhood 3 has a total estimated population of 1,589 people. Age groups of the population are shown below:

$\frac{-5}{173}$	$\frac{5-14}{337}$	$\frac{15-24}{173}$	$\frac{25-64}{801}$	$\frac{65+}{105}$
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Source: Table 9, Page 32.

General Character of Neighborhood

The eastern one-half of this neighborhood includes housing constructed during the past 20 years and the remainder of the area is occupied by older housing. The average 1965 income level of

families living in this neighborhood is over \$5,000. There is a small amount of renter occupied housing located in the vicinity of the courthouse and in the southern part of this neighborhood.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight that were found existing in this neighborhood:

- Sixteen houses in the neighborhood are either in a deteriorated or dilapidated condition.
- One major fire occurred in the area, 1963-65.
- The heavy traffic volumes on Madison Street contribute to blight.
- There are .3 miles of unpaved street.
- There are ten points in this neighborhood where two or more traffic accidents occurred in 1965.
- Four pedestrian accidents took place in this neighborhood, 1961-65.
- Four stillbirths and one infant death took place in this neighborhood between 1961-65.
- One case of venereal disease, 1961-65.
- Residence of two juveniles who committed a crime were located here, 1961-65.
- One illegitimate birth, 1961-65.
- Four public welfare cases, 1965.

Overall Neighborhood Rank

- 11 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. Guard against the encroachment of business uses on Madison Street between the courthouse and the central business district. Amendments proposed to the zoning map in this area should be carefully studied.
2. A subdivision ordinance is needed to insure that new development creates the kind of neighborhood people will enjoy living in.

3. There are three north-south streets in this neighborhood (Madison, Franklin, and Thompson Streets). Madison and Franklin Streets have been designated as major thoroughfares. Stop signs should be installed along Thompson Street to discourage north-south traffic on it.
4. Herman Leder Park to the west, in Neighborhood 1, needs additional facilities for active recreational activities. This park provides for the recreational needs of Neighborhood 3 also.
5. Sidewalks are needed along Thompson and Calhoun Streets to serve Edgewood Elementary School.
6. Landscaping of the thoroughfares of this neighborhood is recommended.
7. Watch the business expansion taking place in the courthouse area both from the standpoint of additional traffic flow it may generate and from its need for more parking space.

NEIGHBORHOOD 4

Location

Neighborhood 4 is bounded on the west by the central business district and Madison Street, on the north by Clay Street, the east by the corporate limits, and the south by the railroad.

Land Use and Zoning

The existing land in this neighborhood is almost completely developed for residential purposes. It does, however, include a number of tobacco barns on Webster and Virgil Streets. The land adjacent to the railroad is a mixture of commercial and industrial uses. Adjacent to the central business district, it has been

zoned office and institutional and south of Columbus Street, industrial. The residential uses in the industrial area should be phased out rather than the industrial uses displaced.

School and Park Facilities

There are no schools or parks located in this neighborhood. The Edgewood Elementary School to the north provides for the school needs of the neighborhood. Park facilities are provided by Herman Leder Park to the west.

Population Characteristics

This is a white neighborhood that includes an estimated population of 664. Age groups of the population are shown below:

$\frac{-5}{74}$	$\frac{5-14}{148}$	$\frac{15-24}{98}$	$\frac{25-64}{304}$	$\frac{65+}{40}$
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Source: Table 9, Page 32.

General Character of Neighborhood

This is an older neighborhood that is deteriorating. Houses located in the vicinity of the railroad and the tobacco barns are dilapidated.

The average 1965 family income range is from \$2,000 to \$6,999, over 50% of the housing is renter occupied and in many cases include plumbing deficiency. Owner occupied housing is generally valued at from \$5,000 to \$14,900.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight that were found to exist in this neighborhood:

- Twenty-two houses in the neighborhood are either in a deteriorated or dilapidated condition.
- In parts of the neighborhood, there is overcrowding within dwelling units.
- In the eastern end of the neighborhood, there are a number of nonconforming tobacco warehouses.

- Two major fires occurred within this neighborhood, 1963-65.
- There are .9 miles of unpaved street.
- There are three points within the neighborhood where two or more vehicle accidents occurred in 1965.
- Three pedestrian accidents occurred in this neighborhood between 1961-65.
- Three stillbirths and one infant death occurred within the neighborhood, 1961-65.
- There were five cases of tuberculosis, 1961-65.
- One case of venereal disease, 1961-65.
- Seven juveniles that committed a crime, 1961-65, lived in this neighborhood.
- Two adults that committed a crime against property, 1961-65, lived in this neighborhood.
- Three adults that committed a major crime against persons, 1961-65, lived here.
- Two illegitimate births, 1961-65.
- Nineteen cases of public welfare located here.

Overall Neighborhood Rank

- 5 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. It is recommended the town investigate the use of federal grants under the Housing Act for a rehabilitation project in this area to clear residents from that area zoned industrial and to remove nonconforming uses and dilapidated housing in the remainder of the area. (See Part IX of this study.)
2. Removal of nonconforming tobacco warehouses is recommended. This will eliminate considerable traffic in this neighborhood during the tobacco auction season.
3. Extensive street paving is needed in this neighborhood.
4. Discourage traffic on Thompson Street by installing stop signs.

5. Guard against further encroachment of business and industrial uses in this neighborhood. Require an adequate buffer where incompatible uses meet (for example, tobacco barn and residents, etc.).
6. Major and minor thoroughfares should be upgraded to handle the traffic they carry (includes pavement widening, intersection and signal improvements).

NEIGHBORHOOD 5

Location

This neighborhood is located almost in the center of town. It is bounded on the north by Lewis Street, the east by Madison Street, the south by the central business district and Virgil Street, and the west by Lee and Powell Boulevard.

Land Use and Zoning

Most of the land in this neighborhood is developed and used for residential purposes. It has been zoned office and institutional and adjacent to Powell Boulevard, commercial.

School and Park Facilities

There are no school or park sites within the neighborhood, but it is adequately served by the Whiteville Elementary School and Herman Leder Park to the north.

Population Characteristics

Neighborhood 5 has an estimated existing population of 160 people. All except a few families are white. Age groups of the population are shown below:

$\frac{-5}{19}$	$\frac{5-14}{41}$	$\frac{15-24}{22}$	$\frac{25-64}{68}$	$\frac{65+}{10}$
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Source: Table 9, Page 32.

General Character of Neighborhood

Almost all of this neighborhood has developed. There are several new houses that have been constructed on Lewis and Phillips Streets during the last 20 years, but most of the housing is old; some deterioration has taken place adjacent to the central business district.

The average 1965 family income in the neighborhood is low, generally from \$3,000 to \$4,999. Over one-half the housing is renter occupied and usually gross rents range from \$41 to \$60 per month. Owner occupied housing in the neighborhood generally is valued at \$5,000 to \$14,900.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight that were found in this neighborhood:

- Eleven houses in the neighborhood are either in a deteriorated or dilapidated condition.
- There are three points in this neighborhood where two or more vehicle accidents occurred in 1965.
- Two pedestrian accidents occurred, 1961-65, in the neighborhood; one involved a child.
- Three juveniles that committed a crime, 1961-65, live in this neighborhood.
- Two adults that were convicted of a crime against property, 1961-65, live in this neighborhood.
- One illegitimate birth took place, 1961-65.
- Eight public welfare cases located in this neighborhood.

Overall Neighborhood Rank

- 3 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. Guard against business encroachment in the office and institutional areas.

2. Major and minor thoroughfares should be upgraded to handle the traffic they carry (includes pavement widening, intersection and signal improvements).
3. Herman Leder Park to the north, in Neighborhood 1, needs additional facilities for active recreational activities. This park provides for the recreational needs of Neighborhood 5 also.
4. Landscaping of the thoroughfares in this neighborhood is recommended.

NEIGHBORHOOD 6

Location

Neighborhood 6 is a square shaped area in the southwestern part of town. It is bounded on the north by Lewis Street, the east by Lee Street, the south by the railroad, and the west by the corporate limit. Powell Boulevard extends through it, north and south.

Land Use and Zoning

This neighborhood has developed for residential purposes. There are a few filling stations and drive-in eating places located on Powell Boulevard. The area along Powell Boulevard and Virgil Street is zoned commercially; the remainder of the neighborhood is zoned residential.

School and Park Facilities

This neighborhood is served by Central Elementary and High School and Central Park. The park, however, needs further development for active recreation (for example, an apparatus area, areas defined for certain recreational activities, etc.).

Population Characteristics

Neighborhood 6 has an estimated population of 744, all non-white. The estimated age groups of the population are shown below:

$\frac{-5}{86}$	$\frac{5-14}{191}$	$\frac{15-24}{102}$	$\frac{25-64}{314}$	$\frac{65+}{51}$
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Source: Table 9, Page 32.

General Character of Neighborhood

This is one of the older neighborhoods. Very little new construction occurred during the past 20 years. Much of the housing to the south and east of Central High School is in either a deteriorated or dilapidated condition. The average family income of the area is low (\$2,000 - \$4,999), over half the housing is renter occupied, gross rents generally run \$41 - \$60. (Many rental houses lack adequate plumbing.) Housing generally ranges in value from \$5,000 to \$9,900.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight that were found in this neighborhood:

- 113 houses in this neighborhood are either in a deteriorated or dilapidated condition.
- Over-crowding within dwelling units.
- Inadequate sized lots have been plotted on Virgil Street.
- There is mixed land use along Powell Boulevard and Virgil Street.
- Three major fires occurred in the area from 1963-65.
- Powell Boulevard with high traffic counts runs through this neighborhood causing considerable noise, etc.
- There is 1.1 miles of unpaved street in the area.
- There are four points in the neighborhood where two or more vehicle accidents occurred, 1965.

- Seven pedestrian accidents occurred in the neighborhood, 1961-65; one involved a child.
- One stillbirth and one infant death occurred, 1961-65.
- Three cases of tuberculosis, 1961-65.
- Five cases of venereal disease occurred, 1961-65.
- Nine juveniles that committed a crime, 1961-65, reside in this neighborhood.
- Seven adults that committed a crime against property, 1961-65, live in this neighborhood.
- One adult that committed a crime against persons, 1961-65, resides in this neighborhood.
- Fourteen cases of illegitimate births occurred in this neighborhood, 1961-65.
- Nineteen public welfare recipients.

Overall Neighborhood Rank

- 2 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. It is recommended the town investigate the use of a federal grant under the Housing Act of 1954 as amended for a rehabilitation program in this area to clear out dilapidated housing, pave streets, install adequate utilities, etc.
2. Major and minor thoroughfares should be upgraded to handle the traffic they carry (includes pavement widening, intersection and signal improvements).
3. Central Park needs development; in its present condition it provides few opportunities for recreational use.
4. Landscaping of the thoroughfares in this neighborhood is recommended.
5. Extensive street paving is needed in this neighborhood.
6. Guard against further encroachment of business uses in this neighborhood. Require an adequate buffer where

incompatible uses meet (for example, service station and residents).

7. Sidewalks are needed along Memory and Columbus Streets to serve Central School.
8. Land that is subject to flooding along Mollie Branch should not be used for urban type development. (The zoning ordinance and a proposed subdivision ordinance should prevent development within the area subject to flood.)

NEIGHBORHOOD 7

Location

This neighborhood is located south of the railroad in the southeastern portion of town. It is bounded on the north by the railroad and Mill Street, the east by the corporate limit, the south by an electric power line, and the west by the central business district. Generally, it is a single family residential area.

Land Use and Zoning

This neighborhood includes single family residential land use, a vacant commercial building, and the town disposal plant. The entire area has been zoned industrial and existing residents rather than industrial uses should be phased out.

School and Park Facilities

There are no existing school and park facilities in this neighborhood, and since it is zoned industrial, it is expected residents will gradually be phased out of the area.

Population Characteristics

Neighborhood 7 has an estimated existing population of 171. All except a few families are non-white. Estimated age groups of the population are shown below:

$\frac{-5}{21}$	$\frac{5-14}{43}$	$\frac{15-24}{28}$	$\frac{25-64}{87}$	$\frac{65+}{11}$
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Source: Table 9, Page 32.

General Character of Neighborhood

This is by far the worst residential area within the Whiteville Planning Area, almost all of the streets are unpaved, practically every house in the neighborhood is either deteriorated or dilapidated. The average annual 1965 family income is generally under \$2,000. About three out of every four houses is renter occupied and generally gross rents run \$60 a month or less. Many of the rental housing units do not have adequate plumbing. Owner occupied housing in this neighborhood is generally valued at under \$5,000.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight that were found in this neighborhood:

- Forty-nine houses in this neighborhood are either in a deteriorated or dilapidated condition.
- There exists a great deal of over-crowding within dwelling units.
- There are .8 miles of unpaved street (includes every street within the neighborhood).
- There is one point in this neighborhood where more than two vehicle accidents occurred in 1965.
- Four infant deaths occurred in this neighborhood, 1961-65.
- One case of tuberculosis occurred, 1961-65.
- One case of venereal disease occurred, 1961-65.

- Five juveniles that live in this neighborhood committed a crime, 1961-65.
- Seven adults that live in this neighborhood were convicted of committing a crime against property, 1961-65.
- Nine adults that live in this neighborhood were convicted of committing a crime against persons, 1961-65. (This equals the total of all other areas in the Whiteville Planning Area.)
- Six illegitimate births took place, 1961-65.
- Four public welfare cases took place, 1961-65.

Overall Neighborhood Rank

- 2 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. It is recommended the town investigate the use of federal three-fourths grants under the Housing Act of 1954 as amended for a redevelopment project in this area to completely clear the area and sell it for industrial purposes. Local street and utility improvements would probably cover the town's one-fourth share of the project cost.
2. Drainage improvements should be made in Sowles Swamp before this area is reused.

NEIGHBORHOOD 8

Location

Neighborhood 8 is a rectangular area bounded on the north by the railroad, central business district, and electric power line, the east and south by the corporate limit, and the west by the sawmill.

Land Use and Zoning

This entire area is vacant except for a small area developed residentially west of the central business district. The entire area is zoned industrial.

School and Park Facilities

There are no community facilities located in this neighborhood, but it is served by Central Elementary School and Central Park to the north.

Population Characteristics

Neighborhood 8 includes an estimated existing population of 34, all non-white. Age groups of the population are shown below:

$\frac{-5}{7}$	$\frac{5-14}{3}$	$\frac{15-24}{3}$	$\frac{25-64}{18}$	$\frac{65+}{3}$
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Source: Table 9, Page 32.

General Character of Neighborhood

This neighborhood is composed of several rather deteriorated houses; most of the houses lack adequate plumbing. The residents generally had a 1965 family income of \$2,000 or under. Owner occupied housing is generally valued at \$5,000 or less.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors were found in this neighborhood:

- Four houses are either in a deteriorated or dilapidated condition.
- There are .8 miles of unpaved street.
- One juvenile that lives in this neighborhood committed a crime, 1961-65.
- One adult that was convicted of a major crime against property lives in this neighborhood, 1961-65.
- One adult that was convicted of a major crime against people lives in this neighborhood, 1961-65.

- Residence of one illegitimate birth, 1961-65.

Overall Neighborhood Rank

- 4 (Tied with Neighborhood 14. Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. It is recommended the town investigate the use of federal three-fourths grants under the Housing Act of 1954 as amended for a redevelopment project in this area to completely clear the area and sell it for an industrial reuse.
2. Drainage improvements should be made in this area before it is reused.

FRINGE AREA OF WHITEVILLE (EXTENDS FOR ONE-MILE
FROM THE CORPORATE LIMITS IN ALL DIRECTIONS)

NEIGHBORHOOD 9

Location

This is a pie-shaped area that is located outside the corporate limit to the northwest. It is bounded on the south by Smyrna Road, the west and north by the one-mile limit, and the east by the corporate limit and U.S. 701 bypass.

Land Use and Zoning

Most of this neighborhood is not developed for urban use. The existing developed areas include residents, a cemetery, and a tobacco warehouse and several dwellings. The entire area is zoned residential.

School and Park Facilities

There are no school or park facilities located within this neighborhood, and since it is for the most part undeveloped, none will be needed until it is further developed.

Population Characteristics

Neighborhood 9 has an estimated population of 187, all but approximately 30 are non-white. Age groups of the population are shown below:

$\frac{-5}{17}$	$\frac{5-14}{50}$	$\frac{15-24}{25}$	$\frac{25-64}{79}$	$\frac{65+}{16}$
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Source: Table 9, Page 32.

General Character of Neighborhood

This neighborhood includes older housing for the most part.

Few new houses have been built here during the past 20 years. Almost half the housing in this neighborhood is deteriorating or dilapidated. The average 1965 family income was under \$3,000. Owner occupied housing is valued at under \$10,000.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight that were found in this neighborhood:

- Twenty-eight houses in this neighborhood are either in a deteriorating or dilapidated condition.
- Over-crowding within the dwelling units.
- There is mixed land use.
- There are 2.7 miles of unpaved streets.
- One pedestrian accident occurred in this neighborhood, 1961-65.
- One case of tuberculosis occurred, 1961-65.
- One adult that was convicted of committing a crime against persons resides in this neighborhood, 1961-65.
- One illegitimate birth occurred in this neighborhood, 1961-65.
- One welfare case in this neighborhood.

Overall Neighborhood Rank

- 6 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. A subdivision ordinance is needed to prevent roads from being opened that do not include adequate rights-of-way. (A number of roads in this neighborhood do not have sufficient right-of-way. Without a 60 foot right-of-way, the N. C. Highway Commission will not improve or maintain the roads and for this reason most of them are in poor condition and difficult to drive on in bad weather.)

2. Guard against additional commercial or industrial uses from encroaching in the residential areas of this neighborhood.
3. Most of this neighborhood is undeveloped; subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.

NEIGHBORHOOD 10

Location

This neighborhood is a rectangular area that is located to the north of Whiteville. It is bounded on the north by the one-mile limit, the east by U.S. 701 business except for several blocks, the south by the corporate limit, and the west by U.S. 701 bypass.

Land Use and Zoning

Most of this neighborhood is not yet developed for urban use. Developed land is for the most part residential, but also includes a cemetery and a tobacco warehouse. All of this neighborhood is zoned residential.

School and Park Facilities

There are no school or park facilities located in this neighborhood, and none will be needed until it is further developed for urban use.

Population Characteristics

Neighborhood 10 has an estimated population of 207, all but approximately 50 are white. The estimated age groups of the population are shown on the following page:

<u>-5</u>	<u>5-14</u>	<u>15-24</u>	<u>25-64</u>	<u>65+</u>
10	58	34	98	7

Source: Table 9, Page 32.

General Character of Neighborhood

Much of the housing in this neighborhood is old, about half is either deteriorated or dilapidated. A concentration of blighted housing is located in this neighborhood east of U.S. 701 business. The average 1965 family income of residents was generally under \$3,000 with the exception of a block on Richardson Street. Most of the housing in this neighborhood north of the corporate limit and east of U.S. 701 bypass is renter occupied. Gross rents generally run less than \$40 per month, and many of the rental houses are not equipped with adequate plumbing. Most of the owner occupied dwelling units are valued at less than \$10,000.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors were found in this neighborhood:

- Twenty-eight houses in this neighborhood are either in a deteriorated or dilapidated condition.
- Over-crowding within dwellings in the non-white area immediately north of the corporate limits.
- There are .6 miles of unpaved street.
- One case of tuberculosis occurred, 1961-65.
- Three adults that were convicted of crimes against property reside in this neighborhood, 1961-65.
- One adult that was convicted of crimes against persons lives in this neighborhood, 1961-65.

Overall Neighborhood Rank

- 8 (Tied with Neighborhood 11. Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. Landscaping of the thoroughfares in this neighborhood is recommended.
2. Extensive road improvements are needed in this neighborhood.
3. Guard against further encroachment of business uses in this neighborhood. Require an adequate buffer where incompatible uses meet (for example, service stations and residents).
4. Most of this neighborhood is undeveloped, subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.

NEIGHBORHOOD 11

Location

This is a pie-shaped neighborhood located to the northeast of the town. It is bounded on the north and east by the one-mile limit, the south by the corporate limit, and the west by U.S. 701.

Land Use and Zoning

Most of the land within this neighborhood is vacant, the developed area is used and zoned for residential purposes.

School and Park Facilities

There are no school or park facilities, and none are needed because of the low density.

Population Characteristics

Neighborhood 11 has an estimated existing population of 74,

all are white. Age groups of the population are shown below:

$\frac{-5}{10}$	$\frac{5-14}{7}$	$\frac{15-24}{20}$	$\frac{25-64}{35}$	$\frac{65+}{2}$
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Source: Table 9, Page 32.

General Character of Neighborhood

This neighborhood generally includes older housing. Owner occupied housing is valued at under \$5,000.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors were found in this neighborhood:

- Eight houses in this neighborhood are either in a deteriorated or dilapidated condition.
- There are 1.5 miles of unpaved streets.
- There are three cases of venereal disease that occurred, 1961-65.
- There are six families on welfare.

Overall Neighborhood Rank

- 8 (Tied with Neighborhood 10. Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. This neighborhood is for the most part undeveloped for urban type use. Subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.
2. Guard against business and industrial encroachment on U.S. 701 business.
3. Landscaping of the thoroughfares in this neighborhood is recommended.

NEIGHBORHOOD 12

Location

This is a pie-shaped area located to the west of Whiteville. It is bounded on the north by Smyrna Road, the east by the corporate limit, the south by U.S. 74 and 76, and the west by the one-mile limit.

Land Use and Zoning

Most of the land is undeveloped; that which has developed is residential. There is also a small business area located along the U.S. 74 and 76 highway. It is zoned for business, the rest of the neighborhood is zoned for residential use.

School and Park Facilities

There are no existing school or park facilities but a proposed elementary school is located in this neighborhood.

General Character of Neighborhood

Considerable new development has taken place in this neighborhood along Spruce Street. The average annual family income generally ranges over \$3,000 annually. Most owner occupied homes are valued at over \$10,000.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors were found in this neighborhood:

- Thirteen houses in this neighborhood are either in a deteriorated or dilapidated condition.
- There are .2 miles of unpaved street.
- Two stillbirths occurred in this neighborhood, 1961-65.
- One case of tuberculosis occurred, 1961-65.

- Two families living in this neighborhood are on public welfare.

Overall Neighborhood Rank

- 9 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. This neighborhood is for the most part undeveloped for urban type use. Subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.
2. Guard against business and industrial encroachment on U.S. 74 and 76.
3. Landscaping of major highways in this neighborhood is recommended.

NEIGHBORHOOD 13

Location

Neighborhood 13 is a rectangular-shaped area located to the east of the corporate limit. It is bounded on the north by a farm road, the east by the one-mile limit, the south by U.S. 74 and 76, and the west by the corporate limit.

Land Use and Zoning

This neighborhood is for the most part vacant. Most of the developed portion is residential and is zoned residential. A small area is zoned for office and institution and for business on U.S. 74 and 76.

School and Park Facilities

There are no existing school or park facilities, and none are needed until this neighborhood becomes further developed for urban uses.

Population Characteristics

Neighborhood 13 has an estimated existing population of 207, all white. Age groups of the population are shown below:

<u>-5</u>	<u>5-14</u>	<u>15-24</u>	<u>25-64</u>	<u>65+</u>
19	61	19	108	-

Source: Table 9, Page 32.

General Character of Neighborhood

There is a rather large new subdivision in this neighborhood that includes the following streets: Wedgewood Drive, Glade Street, Evergreen Street, Woodland Drive, and Forest Drive. This subdivision includes most of the population of the neighborhood. The average 1965 family income generally is \$7,000; average value of owner occupied dwellings, \$15,000 - \$19,900.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors were found in this neighborhood:

- Four houses are either in a deteriorated or dilapidated condition.
- There are 1.1 miles of unpaved street.
- One infant death occurred, 1961-65.
- One family on public welfare.

Overall Neighborhood Rank

13 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. Consider annexation of a part of this neighborhood to the town.

2. The neighborhood is for the most part undeveloped for urban type use. Subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.
3. Landscaping of major highways in this neighborhood is recommended.

NEIGHBORHOOD 14

Location

This neighborhood is located to the west of town. It is bounded on the north by U.S. 74 and 76, the east by the corporate limit, the south by the railroad, and the west by the one-mile limit.

Land Use and Zoning

Most of this neighborhood is undeveloped for urban purposes. That which has developed is used for residential, county offices, and the municipal ball park. This neighborhood is zoned for residential, office and institutional, and industrial.

School and Park Facilities

The ball park is located in this neighborhood.

Population Characteristics

Neighborhood 14 has an estimated existing population of 348, all non-white except those located along U.S. 74 and 76 (60 people). Age groups of the population are shown below:

$\frac{-5}{39}$	$\frac{5-14}{90}$	$\frac{15-24}{71}$	$\frac{25-64}{132}$	$\frac{65+}{16}$
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Source: Table 9, Page 32.

General Character of Neighborhood

Most of the housing is occupied by non-whites; it is one of the better non-white areas. The annual 1965 family income ranges from under \$2,000 in the southwestern part of the neighborhood to \$6,999 along U.S. 74 and 76. Owner occupied housing is generally valued at below \$9,900.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors are found in this neighborhood:

- Forty-seven houses in this neighborhood are either in a deteriorated or dilapidated condition.
- There is generally over-crowding within dwellings.
- One major fire call, 1963-65.
- There are 1.3 miles of unpaved street.
- One case of venereal disease occurred, 1961-65.
- One adult that committed a major crime against persons resides in this neighborhood, 1961-65.
- Three illegitimate births occurred, 1961-65.
- Four families on welfare live in this neighborhood.

Overall Neighborhood Rank

- 4 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best. Tied with Neighborhood 8.)

Recommendations For Physical Improvements

1. The neighborhood is for the most part undeveloped for urban type use. Subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.
2. Landscaping of major highways in the neighborhood is recommended.

3. Land that is subject to flooding along Mollie Branch should not be used for urban type development. (The zoning ordinance and a proposed subdivision ordinance should prevent development within the area subject to flood.)

NEIGHBORHOOD 15

Location

This neighborhood is located east of town and is bounded on the north by U.S. 74 and 76 and the Blue Jean Industrial District, to the east is the one-mile limit, the south the railroad, and to the west the corporate limit.

Land Use and Zoning

Most of the land in this neighborhood is undeveloped; that which has developed is residential but includes also tobacco warehouses. The neighborhood is zoned residential with the exception of land east of the Blue Jean Industrial District which is zoned commercial.

School and Park Facilities

There are no existing school or park facilities, and none will be needed until the neighborhood becomes further developed for urban use.

Population Characteristics

This neighborhood includes an estimated existing population of 50, all but a couple of families are white. Age groups of the population are shown below:

$\frac{-5}{17}$	$\frac{5-14}{11}$	$\frac{15-24}{5}$	$\frac{25-64}{17}$	$\frac{65+}{-}$
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Source: Table 9, Page 32.

General Character of Neighborhood

The average 1965 family income is \$5,000 to \$6,999. Less than half the housing is renter occupied and gross rents are under \$60; owner occupied housing is valued at \$5,000 to \$9,900.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors are found in this neighborhood:

- One house in this neighborhood is in a deteriorated condition.
- Mixed land use.
- One major fire, 1963-65.
- There are .3 miles of unpaved street.
- One case of venereal disease, 1961-65.
- One juvenile committed a crime, 1961-65, in this neighborhood.
- Two adults convicted of major crimes against property, 1961-65, live in this neighborhood.
- One adult convicted of major crime against persons, 1961-65, lives in this neighborhood.
- Two families on public welfare live in this neighborhood.

Overall Neighborhood Rank

- 7 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. The neighborhood is for the most part undeveloped for urban type use. Subdivision design control is needed to insure that new development creates the kind of neighborhood people will want to live in.
2. Landscaping of major highways in the neighborhood is recommended.
3. Land to the east of this neighborhood that is subject

to flooding should not be used for urban type development. (The zoning ordinance and a proposed subdivision ordinance should prevent development within the area subject to flood.)

NEIGHBORHOOD 16

Location

This neighborhood is located south of town. It is bounded on the north by Sowles Swamp, the south, east, and west by the one-mile limit.

Land Use and Zoning

Much of the land along U.S. Bypass 701 and U.S. Business 701 is used for business purposes, but most of the land in this neighborhood is residential or vacant. Land along N.C. 701 and U.S. 701 bypass is zoned for business.

School and Park Facilities

There are no park or school facilities located in this neighborhood. Park land will be needed as development increases.

Population Characteristics

Neighborhood 16 has an estimated existing population of 457, for the most part white. Age groups of the population are shown below:

$\frac{-5}{82}$	$\frac{5-14}{82}$	$\frac{15-24}{60}$	$\frac{25-64}{207}$	$\frac{65+}{26}$
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Source: Table 9, Page 32.

General Character of Neighborhood

New residential growth in this neighborhood has occurred west of U.S. Bypass 701. The 1965 family income found in this neighborhood is generally \$3,000 or over. About half the housing is renter occupied and rents for \$41 or more. Houses are generally valued at \$5,000 to \$14,900.

Environmental and Social Factors That Contribute To Blight

The following are some of the factors that usually contribute to blight. These factors are found in this neighborhood:

- Eight houses in this neighborhood are either in a deteriorated or dilapidated condition.
- Over-crowding exists in several dwellings.
- There is .8 miles of unpaved street.
- Three families on public welfare live in this neighborhood.

Overall Neighborhood Rank

- 14 (Neighborhoods are ranked from 1 to 14 with 1 as the worst and 14 the best.)

Recommendations For Physical Improvements

1. Consider annexing the area to the town.
2. Subdivision design control is needed to insure that new development creates the kind of neighborhood people will enjoy living in.
3. Landscaping of major thoroughfares in this neighborhood is recommended.
4. Curb cut control and curbing is needed to regulate the number of points traffic can pull off the highway.

NEIGHBORHOODS 17, 18, 19, 20, 21, AND 22

The above neighborhoods are either commercial or industrial as follows:

Neighborhood

- | | |
|----|--|
| 17 | Courthouse Commercial Area |
| 18 | Blue Jean Industrial Area |
| 19 | Sledge Lumber Company Industrial Area |
| 20 | Sowles Swamp Industrially Zoned Area |
| 21 | Whiteville Southeast Industrial Area
(Town Dump Vicinity) |
| 22 | Whiteville Central Business District |

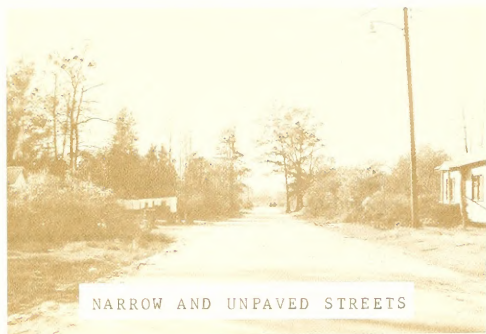
The location of these neighborhoods is shown on the Neighborhood Map following page 9.

Neighborhoods 17 and 22 are occupied by business districts. Both of these neighborhoods have undergone considerable renovation and general improvement of building, parking, and other facilities. Although both neighborhoods include numerous older buildings, the overall appearance is that of buildings in sound condition.

Neighborhoods 19 and 22 front on the railroad and are occupied by some of Whiteville's older industrial plants. Neighborhood 20 is zoned industrial but is now vacant; it includes much of Sowles Swamp. The Blue Jean Industrial Area, Neighborhood 18, fronts on U.S. 74 and 76; it includes the Blue Jean industrial plant and several other industries. This neighborhood includes much of Whiteville's industrial growth which has been added during recent years. Generally, buildings in all the industrial neighborhoods were found to be in sound condition.



UNKEPT LOTS



NARROW AND UNPAVED STREETS

PART VIII ANALYSIS OF BLIGHTED CONDITIONS
WITHIN WHITEVILLE PLANNING AREA

There are approximately 1939 dwelling units in the town and the fringe area; of this number, according to the Housing Survey by the Division of Community Planning in 1966, there were 1577 sound dwellings, and 362 deteriorating or dilapidated dwellings. This means that approximately 20% of the dwellings in Whiteville contribute to conditions of blight.

Some of the characteristics of deteriorating or dilapidated housing and of families living in this type housing is as follows:

Characteristics of families living in deteriorating housing and of deteriorating housing are as follows:

- Average family size 3.5 persons.
- 41% of the population living in deteriorating housing is non-white.
- Age groups of the population living in deteriorating housing were:

<u>Age</u>	<u>% of Total</u>
-5	12%
5-14	24%
15-24	15%
25-64	43%
65+	6%
	<u>100%</u>

- Average family income \$3,000 - \$4,999.
- 58% of the deteriorating housing is owner occupied.
- The average value of owner occupied deteriorating housing is \$7,500 - \$9,900.
- 42% of the deteriorating housing is renter occupied.
- The average gross rent paid is \$50 - \$59 per month.

Characteristics of families living in dilapidated housing and of dilapidated housing are as follows:

- Average family size 4.4 persons.
- 69% of the population living in dilapidated housing is non-white.

- Age groups of the population living in dilapidated housing were:

<u>Age</u>	<u>% of Total</u>
-5	44%
5-14	11%
15-24	12%
25-64	27%
65+	6%
	<u>100%</u>

- Average family income \$2,000 - \$2,999.
- 20% of the dilapidated housing is owner occupied.
- The average value of owner occupied dilapidated housing is under \$5,000.
- 80% of the dilapidated housing is renter occupied.
- The average gross rent paid is \$40 - \$49 per month.

It is apparent from the above information that the lack of an adequate family income is the major problem creating blight.



PART IX SUMMARY AND RECOMMENDATIONS

SUMMARY OF FINDINGS

In the preceding sections, the cause and effect of blight has been examined. Emphasis has been on blighting factors and which neighborhoods are the worst according to each factor. Blight is not the result of any one factor, rather of numerous factors working together. For this reason, an overall comparison and examination of the characteristics of blight is essential.

Table 18 compares the different blight factors. For each characteristic, the neighborhoods are ranked from worst to best -- the lower the rank, the worse the neighborhood for that factor.

The overall summary ranks are obtained by adding together the rank of each neighborhood for each blight factor. The lower the score, the worse the neighborhood.

The worst neighborhoods are 7, 6, and 5, in that order. These neighborhoods are located in town and contain 16.8% of the planning area population but accounted for:

- 55% of the juvenile delinquency
- 67% of total adult arrests
- 50% venereal disease cases
- 24% tuberculosis cases
- 39% of public welfare cases
- 48% dilapidated housing
- 48% deteriorating housing

Neighborhoods	Residential Structures Deteriorating or Dilapidated		Families With Incomes of Less Than \$3000		D.U.'s With Inadequate Plumbing		Major Fires /100 Occupied D.U.'s		Vehicle Accidents /100 Occupied D.U.'s		Pedestrian Accidents /100 Occupied D.U.'s		Still Births & Infant Deaths /100 Occupied D.U.'s		
	% of NH Total	Rank	% of NH	Rank	% of NH	Rank	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank	
Town	1	2.4	15	14	7	10.5	9	1.4	2	5.1	3	.5	5	1.4	5
	2	2.8	14	4	12	--	14	--	5	1.0	5	--	6	--	8
	3	3.4	13	13	8	1.1	13	.2	4	1.8	4	.7	4	1.1	6
	4	11.1	9	13	8	4.7	11	1.0	3	1.8	4	1.3	3	2.1	3
	5	22.0	7	50	5	--	14	--	5	8.7	1	2.2	2	--	8
	6	31.1	2	50	5	36.4	6	1.4	2	5.9	2	2.8	1	.9	7
	7	86.0	1	67	3	71.4	2	1.4	2	1.8	4	--	6	7.3	1
	8	40.0	5	100	1	100.0	1	--	5	--	6	--	6	--	8
Fringe Area	9	50.0	3	89	2	55.6	3	--	5	--	6	--	6	--	8
	10	45.2	4	43	6	42.9	4	--	5	--	6	--	6	--	8
	11	36.4	6	11	10	33.3	7	--	5	--	6	--	6	--	8
	12	17.8	8	12	9	11.8	8	--	5	--	6	--	6	2.9	2
	13	6.3	11	--	13	6.7	10	--	5	--	6	--	6	1.7	4
	14	45.2	4	54	4	41.7	5	1.0	3	--	6	--	6	--	8
	15	8.7	10	--	13	--	14	7.1	1	--	6	--	6	--	8
	16	3.8	12	7	11	3.7	12	--	5	--	6	--	6	--	8

TABLE 18

COMPARISON OF NEIGHBORHOODS BY SELECTED CHARACTERISTICS

TB Cases /100 Occupied D.U.'s	VD Cases /100 Occupied D.U.'s	Illegitimate Births /100 Occupied D.U.'s		Juvenile Delinquency /100 Occupied D.U.'s		Major Adult Crime Against Property /100 Occupied D.U.'s		Major Adult Crime Against Persons /100 Occupied D.U.'s		Public Welfare Cases /100 Occupied D.U.'s		Overall Rank			
		Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank	Rate	Rank	Total Rank Points			
.7	6	--	5	.4	6	.4	8	--	8	--	7	2.5	7	93	10
3.4	1	--	5	--	8	1.9	6	--	8	--	7	1.9	9	108	12
--	8	.2	4	.2	7	.4	8	--	8	--	7	.9	12	106	11
2.6	2	.2	4	1.1	4	3.7	5	1.1	7	1.6	6	1.0	11	80	5
--	8	.2	4	2.2	3	6.5	3	4.3	5	2.2	4	15.2	2	71	3
1.4	5	2.4	2	.7	5	4.2	4	3.3	6	.5	7	.9	12	66	2
1.8	4	.2	4	10.9	1	9.1	1	12.7	2	16.4	1	7.3	4	36	1
--	8	--	5	--	8	1.0	7	10.0	3	10.0	2	--	13	78	4
1.9	3	--	5	--	8	--	9	--	8	--	7	1.9	9	82	6
.9	7	--	5	--	8	--	9	5.1	4	1.7	5	--	13	90	8
--	8	14.3	1	--	8	--	9	--	8	--	7	28.6	1	90	8
1.4	5	--	5	--	8	--	9	--	8	--	7	2.9	6	92	9
--	8	--	5	--	8	--	9	--	8	--	7	1.7	10	110	13
--	8	1.0	3	3.0	2	--	9	--	8	--	7	4.0	5	78	4
--	8	1.0	3	--	8	7.1	2	14.3	1	7.1	3	14.3	3	86	7
--	8	--	5	--	8	--	9	--	8	--	7	2.3	8	113	14

NEIGHBORHOOD OBJECTIVES AND GOALS

Neighborhood improvement objectives and goals in this study are discussed in terms of the following conditions: housing, economic, environmental, and social.

1. Housing

- a. Improve home maintenance - painting, repair of roofs, chimney, doors, windows, porches, railings, interior floors, walls, and other items.
- b. Remove all structures which cannot be repaired and brought up to standard by enforcing the town's minimum housing ordinance.
- c. Eliminate all outbuildings such as sheds and garages which are either dilapidated or no longer used.
- d. Encourage the general repair and maintenance of private structures by volunteer means or on a block basis. Guidance should be given by neighborhood improvement committees in cooperation with an appointed Town Steering Committee and with various town departments, (building inspection, fire department, etc.)
- e. All housing should meet the requirements of the town's minimum housing ordinance.

2. Economic

- a. Encourage local citizens to make the maximum use of Southeastern Community College to upgrade their education and skills so that they can qualify for better jobs.
- b. Make use of federal funds (Economic Opportunity Act of 1965) to educate and to train the unemployed or underemployed and physically handicapped persons for better jobs. As more skilled workers are available, it will be easier to attract industrial plants that provide higher paying jobs.
- c. Whiteville should provide the nucleus for a more aggressive regional or county-wide economic development program to attract industry within commuting distance of Whiteville.

- d. Handicapped persons should be given educational and financial (welfare) assistance to raise their income levels to desirable standards.
- e. Families that cannot afford adequate private housing because of a physically handicapped wage earner should be provided with public housing.
- f. Provide additional employment opportunities for the uneducated, unskilled non-white worker. Perhaps attracting industries which would employ women might raise the income level of these families.
- h. Hold educational birth control clinics to provide information on family planning. (Objective - smaller families and higher per capita income.)
- i. Banks, savings and loan associations, developers, and businessmen in the community should encourage people to buy their home.

3. Environmental

- a. Adopt and enforce subdivision regulations that would require desirable minimum standards for new development.
- b. Public areas should be properly planned, landscaped, and maintained. (Use 50% federal beautification grants under the Housing and Urban Development Act of 1965 to properly landscape these areas.)
- c. Private properties should be kept mowed and all fire hazards should be removed.
- d. Mixed land use in residential zoned areas should be eliminated as soon as possible by urban renewal projects.
- e. Buffers and parks should be used to divide residential zoned land from commercial or industrial land use.
- f. Through the enforcement of the fire prevention code, the minimum housing ordinance, building code, and electrical code, eliminate the causes of fires (inadequate wiring, poor heating equipment, rubbish located on the property or within the house, etc.).
- g. Require through the minimum housing ordinance all houses within the corporate limits to connect with the town's water and sewer system when a public line is available within 300 feet.

- h. Pave all streets within the corporate limits. (Adopt a benefit assessment policy if necessary in order to accomplish this.)
- i. Residential areas should be free of smoke, odors, and other nuisances created by commercial and industrial uses.
- j. Street systems in residential areas should be designed to discourage heavy traffic volumes by using loop streets, stop signs, and cul-de-sacs.
- k. Sufficient recreation space should be provided in each neighborhood. (Use 50% open space grants to acquire and develop parks - Housing and Development Act of 1965.)
- l. The more objectionable nonconforming uses should be eliminated in each neighborhood by urban renewal projects.
- m. Sidewalks should be installed on one side of the street in the vicinity of schools and where heavy pedestrian generators exist.

4. Social

- a. Control of diseases through public education. (Distribution of films to neighborhood improvement committees.)
- b. Increase per capita incomes by family planning program to insure that people will have an adequate diet and adequate health care.

RECOMMENDED BLIGHT CONTROL PROGRAM

It is not difficult to classify blighted areas in Whiteville. Any local resident with a general knowledge of the town would probably come up with the same conclusion. Documentation of this information, however, permits precise identification of blight and blighting factors. It is one thing to inventory the location of blight and blighting factors, but more difficult to recommend a meaningful program for the control and elimination of blight.

Any blight elimination and blight control program will have to consider all blighting factors. The recommendations are next discussed.

Economic

Most of the blight problems relate to a lack of adequate family income caused by education and employment deficiencies. Any action program for blight control which does not offer a program to solve the education and employment deficiency cannot have a long range effect. Emphasis must be put on a high school, technical school, and college education. Skills must be taught unskilled workers so they can become productive members of society.

Increased employment opportunities must be made available; since without jobs the skills are useless. The unproductive members of society have reason to become productive, as their goals become attainable.

Social

Public assistance is needed for the aged, the disabled, and for dependent children to insure basic needs. Health services are needed for the poor. Public housing is about the only standard housing this class can afford. They should, therefore, be relocated to public housing.

Code Enforcement

New construction must meet the minimum requirements of the building, plumbing, and electrical code. By county-wide enforcement, new houses constructed outside town in the fringe area should also comply. The minimum housing ordinance in town should be rigidly enforced to upgrade or remove deteriorated and dilapidated housing. The minimum housing ordinance should also require that housing include adequate plumbing and be connected to the town's water and sewer system.

Urban Renewal

In order to rejuvenate and rehabilitate some of the blighted areas of Whiteville, it will be necessary to remove dilapidated housing, improve and bring up to standard deteriorating housing, pave streets, add adequate utilities, etc. Considerable public and private monies would be needed to encourage developers and home owners to make investments in the area.

The Federal Government has recognized the financial limitations of cities to cope with blight problems on a large scale. For this reason, the Urban Renewal Program was established to provide financial help to cities to solve these problems (three-fourths federal grants are available to cover the costs involved in removing dilapidated buildings, installing adequate city utilities and streets). The city must bear one-fourth of the net project cost (gross project cost required to buy and improve the land less monies received for resale of the land). Funds spent by the town and state for street improvements, utility improvements, etc. , can be subtracted from the town's one-fourth share of the net project cost.

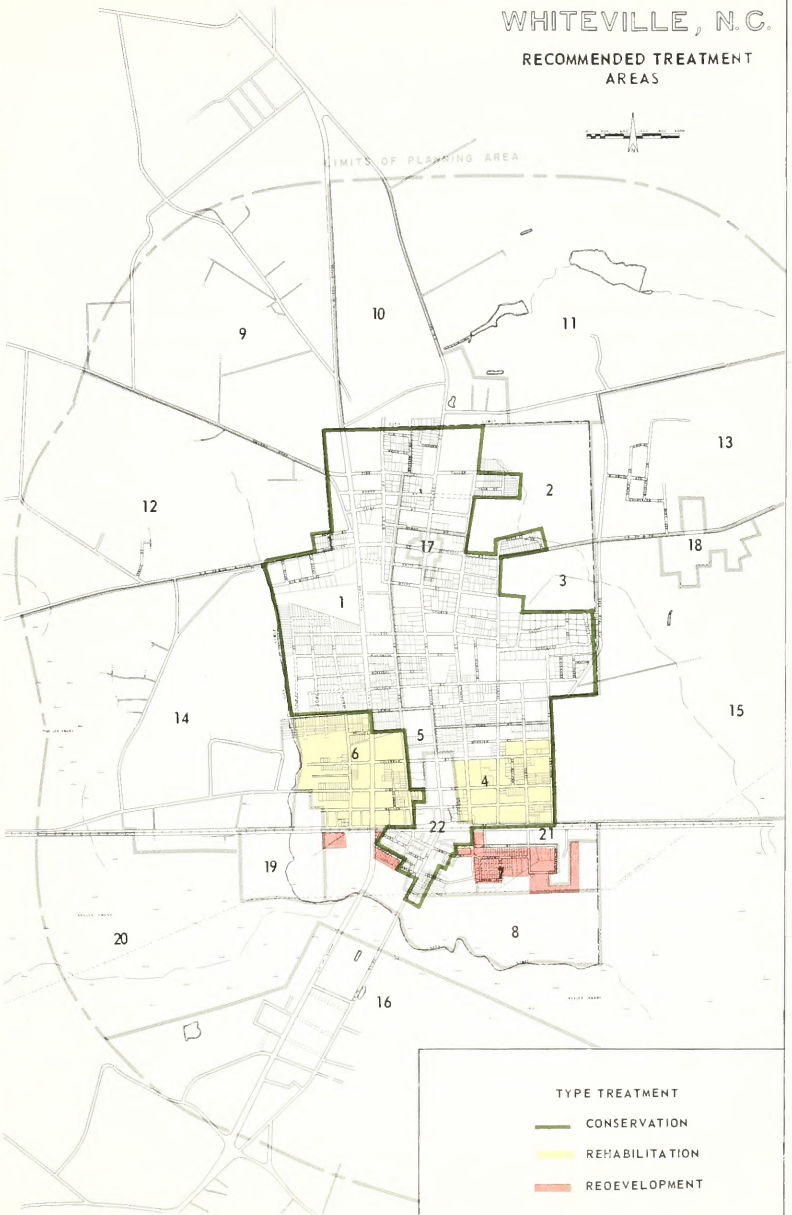
Urban renewal offers the most comprehensive program of attack on the slum problem through three programs - conservation, rehabilitation and redevelopment. (See Recommended Treatment Areas Map.)

WHITEVILLE, N.C.

RECOMMENDED TREATMENT AREAS



LIMITS OF PLANNING AREA



Conservation

Conservation action is the primary method for protecting a neighborhood or an area from decaying, and becoming a blighted area. Conservation areas are those which require joint action on the part of property owners or tenants and the town. The kind of housing found within conservation areas covers a wide range of conditions. Essentially, these areas are stable; their treatment includes preservation, maintenance, protection through code and ordinance enforcement, and provision of needed public facilities. Housing within conservation areas may also need such things as minor repairs, structural improvements, and exterior or interior painting. Sometimes conservation areas may need additional traffic control, minor modification of the street system, or elimination of occasional dilapidated structures. The importance of conservation practices within a community cannot be overemphasized.

Rehabilitation

These are areas in which the majority of housing is sub-standard or in which health, safety, sanitation, and housing code violations exist. Often the environment requires extensive improvement. The methods of rehabilitating a neighborhood are varied, depending on the particular situation. Rehabilitation usually consists of systematic inspection and organized enforcement of minimum standards, with spot clearance of those dwellings which are not economically feasible to bring up to reasonable standards.

Redevelopment

Redevelopment is the last, the most drastic, and the most expensive method of removing blight. Redevelopment is used in old and worn out deteriorated areas. In these areas, the overwhelming majority of dwellings are beyond repair. Treatment of a redevelopment area consists of acquiring and removing obsolete and dilapidated structures and replatting the area for reuse with an improved pattern of public, open areas, and service facilities.

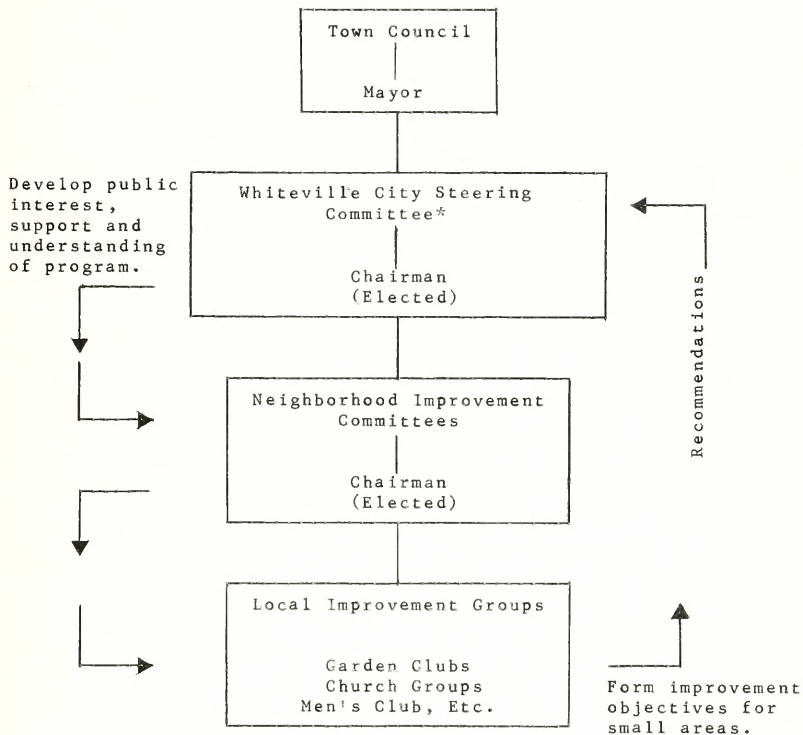
The reuse of the land may be for industrial, commercial, residential, or public use, or a combination of these, depending on the reuse plan for the area. A program of clearance of blighted housing to be effective must provide for the relocation of the inhabitants in suitable standard housing. Additional public housing and low cost private housing with mortgage insurance by the Federal Government under Sections 220 and 221 of the Housing Act of 1954, as amended, may be used for relocation. These should be considered as supplementary to any existing, vacant standard housing, or any to be constructed that will be available at the time relocation housing is needed.

The Recommended Treatment Areas Map is presented in a general way. It should be followed up by more detailed surveys and analyses in those areas where problems are sorted out and in those areas recommended for redevelopment.

Educational Program

An educational program is needed to distribute information (films, slides, and bulletins) to local groups interested in improving and upgrading their neighborhood. It is suggested a Town Steering Committee and Neighborhood Improvement Committee be appointed for each neighborhood by the mayor governing body to develop public support and understanding for neighborhood improvement programs. Local groups (garden clubs, church groups, etc.) should be encouraged to discuss and form objectives for improving their areas of the town. (See Suggested Neighborhood Improvement Organization Chart.)

SUGGESTED NEIGHBORHOOD IMPROVEMENT
ORGANIZATION CHART



(Flow of Information)

* Exofficial Members: Building Inspector, Chairman of Planning Board, Public Works Director, Parks Director, Etc.



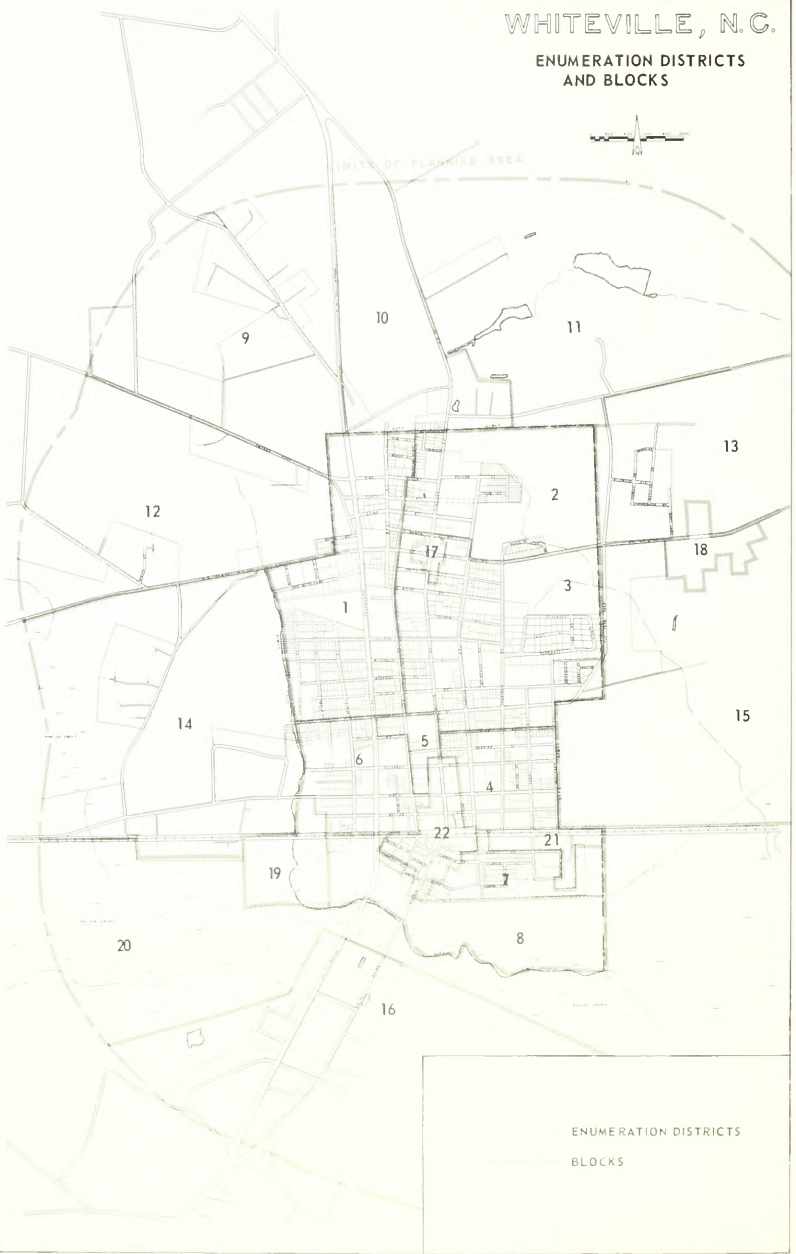
PART X APPENDIX A

WHITEVILLE, N.C.

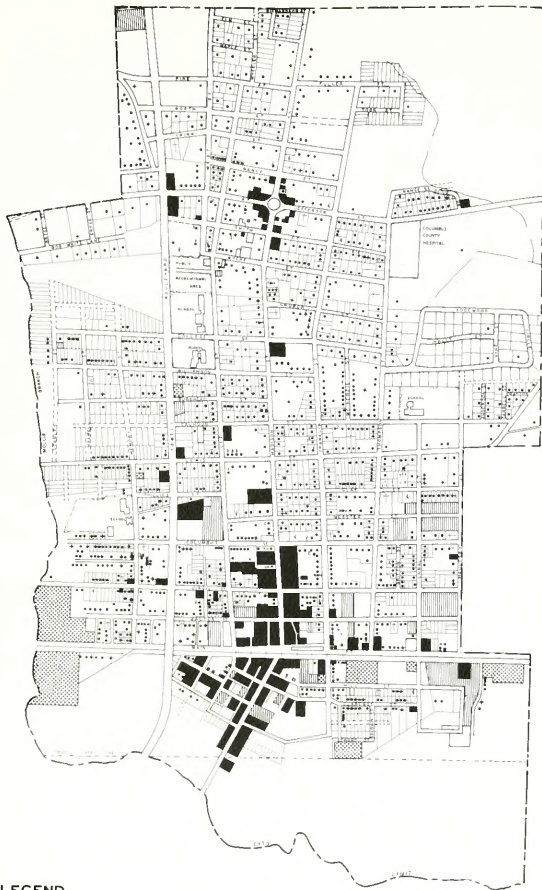
ENUMERATION DISTRICTS AND BLOCKS



LIMITS OF PLANNED AREA



ENUMERATION DISTRICTS
BLOCKS



LEGEND

RESIDENTIAL

- SINGLE FAMILY
- MULTI-FAMILY
- RESIDENCE WITH HOME OCCUPATION
- ROOMING HOUSE
- TOURIST HOME
- MOBILE HOME
- VACANT RESIDENTIAL STRUCTURE

- BUSINESS
- ▨ INDUSTRY
- ▨ STORAGE AND WAREHOUSING
- ▨ GOVERNMENTAL
- ▨ SOCIAL AND CULTURAL

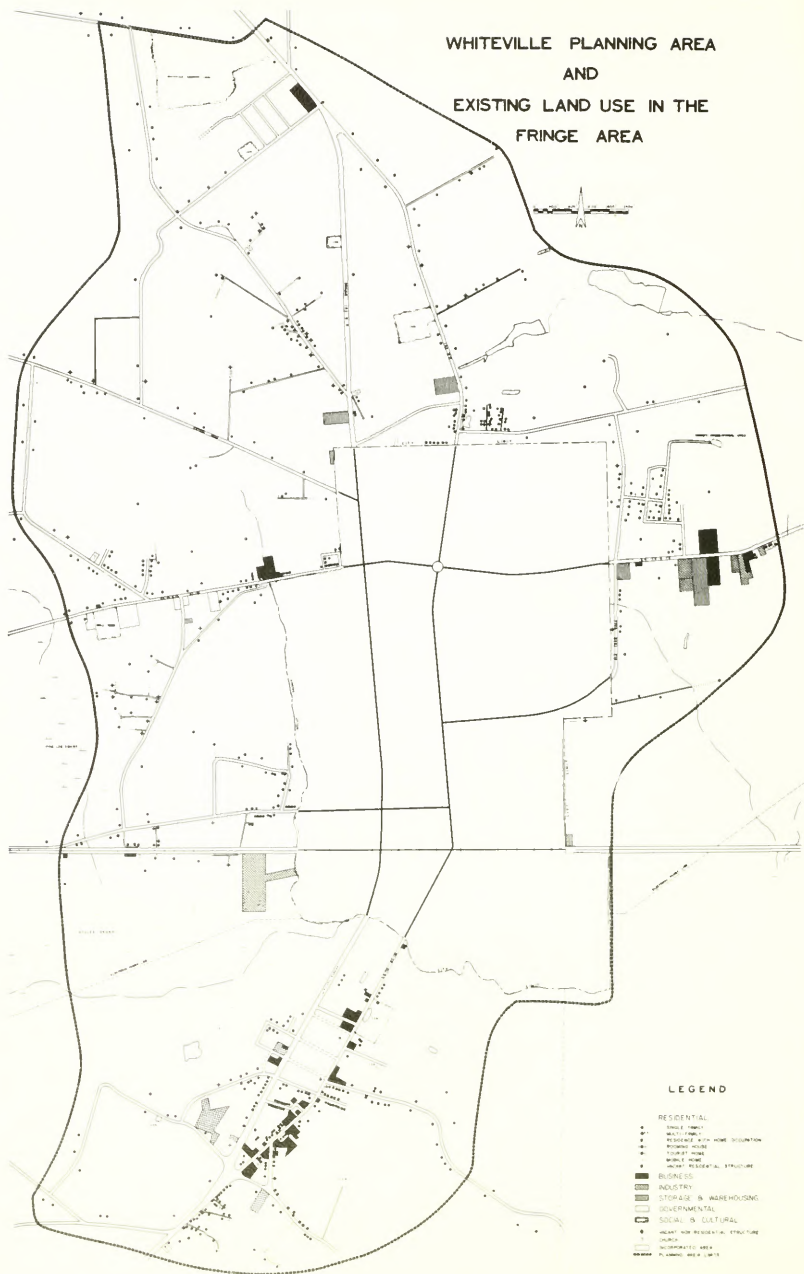
- VACANT NON-RESIDENTIAL STRUCTURE
- CHURCH

WHITEVILLE, N.C.

EXISTING LAND USE



WHITEVILLE PLANNING AREA AND EXISTING LAND USE IN THE FRINGE AREA



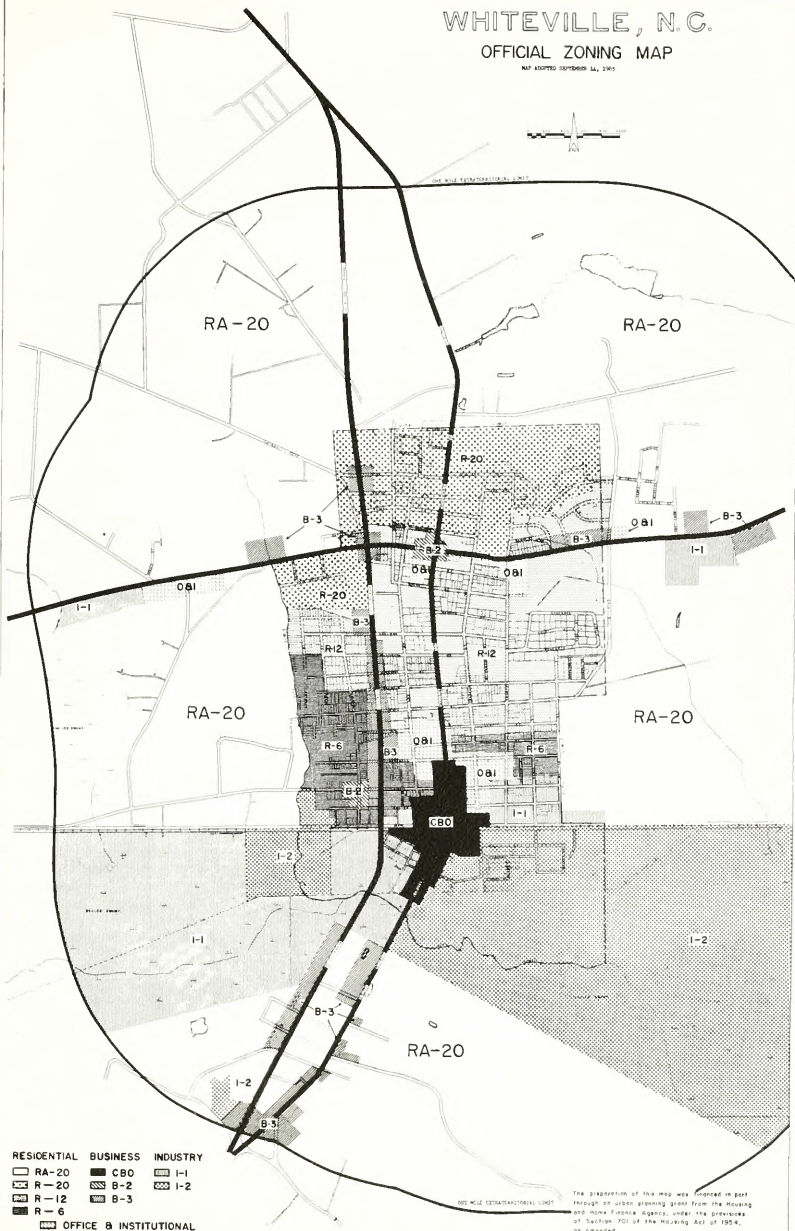
LEGEND

- RESIDENTIAL**
 - SINGLE FAMILY
 - MULTI-FAMILY
 - RESIDENTIAL WITH HOME OCCUPATION
 - BUSINESS OFFICE
 - TRAILER HOME
 - MOBILE HOME
 - MIXED RESIDENTIAL STRUCTURE
- BUSINESS**
- INDUSTRY**
- STORAGE & WAREHOUSING**
- GOVERNMENTAL**
- SOCIAL & CULTURAL**
- MIXED USE RESIDENTIAL STRUCTURE
- CHURCH
- UNDEVELOPED AREA
- OPEN SPACE

WHITEVILLE, N.C.

OFFICIAL ZONING MAP

MAP ADOPTED SEPTEMBER 14, 1965



APPENDIX B

HOUSING SURVEY METHODOLOGY^{1/}

During June, 1966, an interview Housing Survey was made in Whiteville and in the fringe area. The occupants at every fifth house were interviewed (total of 406 interviews were made) to obtain current data on population characteristics (number of individuals and families, age, race, and sex breakdown), the economic characteristics (income, monthly rental, etc.), and the occupancy characteristics (renter or owner occupancy). The questionnaire contained seventeen questions.

The local news media and radio gave excellent coverage to the Housing Survey, and practically every resident cooperated in answering the questions of the survey.

The information was put on IBM cards and tabulated with data processing machines. We wish to express our appreciation to the North Carolina Health Department for the use of their data processing machines to tabulate this housing survey.

^{1/} Housing Survey by Division of Community Planning, June, 1966.

DATA GATHERING PROBLEMS

In the course of gathering information for the maps, the surveyor encountered these special problems. The information included on the maps is, therefore, only approximate.

1. Information for most of the maps was presented for the five year period (January 1, 1961 to December 31, 1965). Records were not, however, available at the fire department prior to July, 1963.
2. The surveyor encountered special problems in obtaining information for the fringe area for: vehicle and pedestrian accidents, juvenile delinquency, and major adult crime against persons or property. This type information was included in a large volume of county or regional data and was considered too expensive in terms of project funds to gather. Limited information on the above factors was included when the town department involved had the data.
3. Addresses created a special problem. The addresses of town residents were sometimes listed as general delivery or listed without a street name or house number. The addresses of fringe area residents did not sometimes include a box number. Tracking down these general addresses was also considered too expensive in terms of project funds.

APPENDIX B

TABLE 1

WHITEVILLE HOUSEHOLD DATA BY ENUMERATION DISTRICTS - 1960

	E.D. 10	E.D. 11	E.D. 12	E.D. 13	Whiteville
Total Population	1714	742	1134	1093	4683
White	1696	688	237	823	3444
Non-White	18	54	897	270	1239
All Housing Units	579	220	315	351	1465
Owner Occupied	314	112	132	118	676
White	314	109	28	95	546
Non-White	-	3	104	23	130
Renter Occupied	211	94	156	193	654
White	211	86	39	140	476
Non-White	-	8	117	53	178
Vacant	54	14	27	40	135
All Housing Units	579	220	315	351	1465
Sound	524	160	117	234	1035
With all plumb. facilities	518	160	101	198	977
Lacking only hot water	-	-	9	18	27
Lacking some or all facilities	6	-	7	18	31
Deteriorating	50	50	112	92	304
With all plumb. facilities	44	41	60	27	172
Lacking only hot water	1	-9	14	18	42
Lacking some or all facilities	5	-	38	47	90
Dilapidated	5	10	86	25	126
Housing Units Occupied By Non-Whites	-	11	221	76	308
Sound	-	2	66	30	98
With all plumb. facilities	-	2	52	10	64
Lacking some or all facilities	-	-	14	20	34
Deteriorating	-	4	79	37	184
With all plumb. facilities	-	1	36	4	41
Lacking some or all facilities	-	3	43	33	79
Dilapidated	-	5	76	9	90

Source: Advance Table PH-1, U. S. Census of Housing.

APPENDIX B TABLE 2
 SELECTED CENSUS INFORMATION FOR WHITEVILLE
 AND OTHER NORTH CAROLINA URBAN AREAS

	Whiteville	Tabor City	Chadbourn	Edenton	Clinton	Lumberton	Charlotte	Urban N. C.
Population	4,683	2,338	2,323	4,458	7,461	15,305	201,564	1,801,921
Housing Units	1,463	682	705	1,474	2,242	4,520	62,142	551,260
Occupied Housing Units	1,330	631	661	1,311	2,135	4,220	58,400	519,004
Non-White % (Housing Units) ^{1/}	23.2	25.7	33.6	34.5	37.8	25.9	24.6	22.6
Owner Occupied Homes % ^{1/}	50.8	60.9	53.4	54.2	49.6	52.2	53.3	55.1
Renter Occupied Homes % ^{1/}	49.2	39.1	45.8	45.8	50.4	47.8	46.7	44.9
Median Dollar Value of Homes Owner Occupied ^{1/}	10,700	9,000	7,000	8,300	10,100	7,900	12,300	9,700
Median Number of Rooms ^{1/}								
Owner Occupied Homes	6.0	5.9	5.8	5.9	5.9	5.4	5.6	5.4
Renter Occupied Homes	4.6	4.5	4.4	4.5	4.3	4.2	3.9	4.0
Deteriorating Residential Structures %	20.7	39.3	22.8	16.0	16.0	28.0	14.0	16.4
Dilapidated Residential Structures %	8.6	16.0	12.8	10.7	6.2	12.2	5.4	6.3

Source: 1960 Census of Housing
 U. S. Department of Commerce

^{1/} Percent of occupied housing units.

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